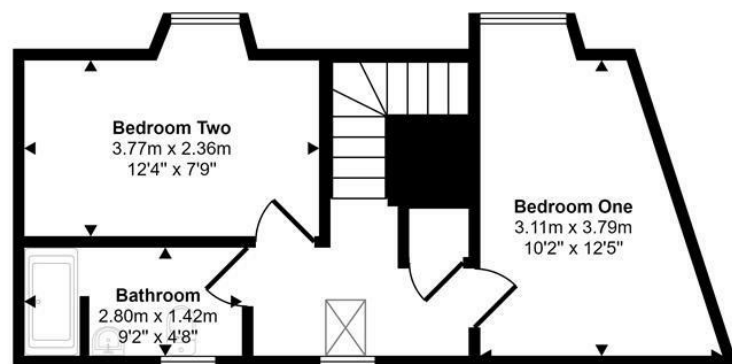


Ground Floor  
Approx 32 sq m / 340 sq ft



First Floor  
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 999 Years With 972 Remaining  
ANNUAL GROUND RENT: £20 per annum  
GROUND RENT: £20 per annum  
SERVICE CHARGE: 1/2 of the costs of maintaining that part of the building. And 1/5 of all of other expenditure.

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'D'  
HEATING: Gas

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

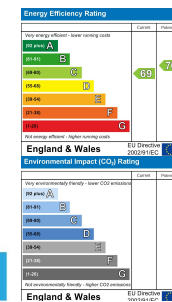


## Flat 2 Chatsworth House Cresswell Street, Tenby, Pembrokeshire, SA70 7HG

- Town Centre Location
- Close to the Beach
- Modern Design
- Perfect Holiday Let
- EPC C
- Two Bedrooms
- Open plan Living/Dining Area
- Near to Ammenities
- Short walk to the beach
- COUNCIL TAX D

**Price £230,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





West Wales Properties are delighted to offer this first floor flat which boasts views over Tenby town. Situated in a highly desirable location within the historic town walls, you are within walking distance to a variety of restaurants, cafes and local independent shops. The property would make an ideal investment and viewing is highly recommended to appreciate its prime location.

The property comprises of an open plan kitchen/dining room with fitted units and appliances, with UpPVC double glazed windows. The kitchen/diner leads through into the living room, upstairs there are two double bedrooms and a family bathroom with modern suite. The property benefits from neutral decor throughout and is fitted with gas central heating.

Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



**DIRECTIONS**  
Flat 2 Chatsworth house is located in the centre of Tenby above Pembrokeshire Pies and pasties, situated opposite the church. Just a short walk to Tenby's beautiful beaches and amenities.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.