

Approx Gross Internal Area
72 sq m / 777 sq ft



Floorplan

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: 125 years with 108 years remaining
ANNUAL GROUND RENT: £100
GROUND RENT REVIEW PERIOD: [25 years]
ANNUAL SERVICE CHARGE AMOUNT: £3000 [year]
SERVICE CHARGE REVIEW PERIOD: [year / month]

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

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

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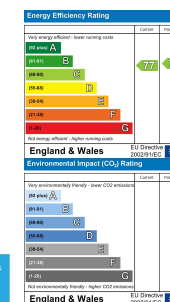


7 The Coburg Upper Frog Street, Tenby, Pembrokeshire, SA70 7JD

- Leasehold Apartment- 125 Years With 108 Years Remaining
- Two Bedrooms
- Master En-Suite
- Family Bathroom
- Open Plan Kitchen/Diner
- Balcony With Views
- Town Centre Location
- Communal Garden
- Allocated Secure Parking Space
- EPC Rating: C

Offers In The Region Of £350,000

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The Agent that goes the Extra Mile





This immaculately presented second floor leasehold apartment is situated in a highly desirable location within the historic town walls of Tenby. There are an array of amenities on your doorstep including local shops, cafes, restaurants, and of course the sandy beaches of Tenby. The property also boasts beautiful views over looking Tenby town, and has a communal garden, allocated secure parking space, and communal lift providing easy access. The property would make an ideal investment.

The accommodation comprises of entrance hallway with built in storage, two bedrooms including master with shower en-suite, family bathroom, and open plan contemporary kitchen/diner which leads out onto balcony with views overlooking the town. The property has gas central heating and benefits from neutral decor throughout.

Viewing is highly recommended to appreciate the location and all the property has to offer!

Externally, the main entrance to the building is located on Upper Frog Street, where there is also access to the secure communal garage and allocated parking space for the apartment. The parking can also be accessed internally via the communal hallway on the ground floor. To the rear, there is also a communal enclosed garden which is mainly lawned, with a patio area providing space for outside seating.

Tenby is a popular seaside resort with iconic harbour, 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

From Tenby office head north-west on St Julian's St/Tudor Square towards Church Street. Turn left onto Church Street and follow the road around to the right onto St George's Street. Turn right onto Upper Frog Street and the entrance to the property is to the right on the Llewellyn art gallery.

What/Three/Words:///merge.rattled.army

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.