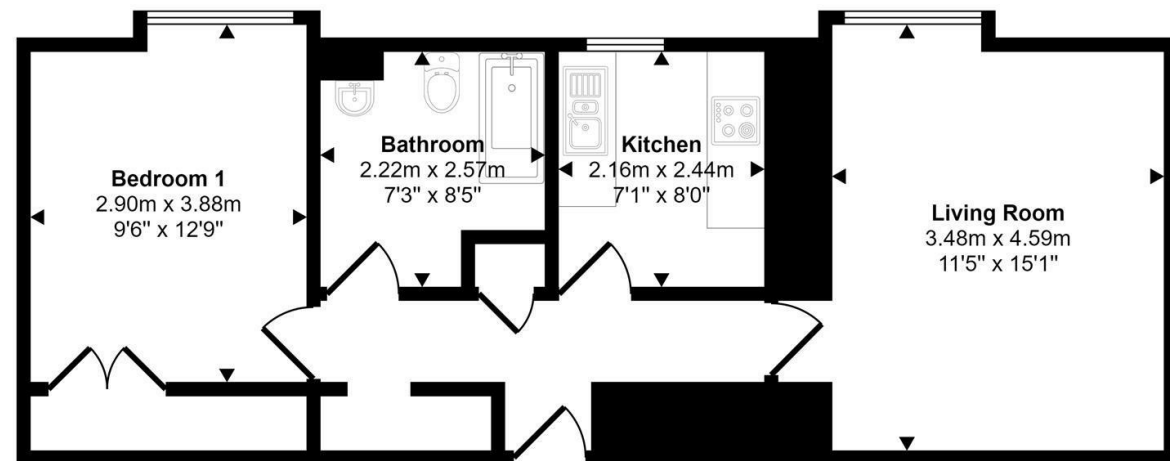


Approx Gross Internal Area
50 sq m / 535 sq ft



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

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Electric Heating

TAX: C

LENGTH OF LEASE: 120 Years With 80 Years Remaining

ANNUAL GROUND RENT: £101.34

GROUND RENT REVIEW PERIOD: November and May and reviewed every 5 years by CPI index

ANNUAL SERVICE CHARGE AMOUNT: £ 2,059.72 annually

SERVICE CHARGE REVIEW PERIOD: November and May and reviewed every 5 years by CPI index

We would respectfully ask you to call our office before you view this property internally or externally

ADD/LKW/08/24/OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

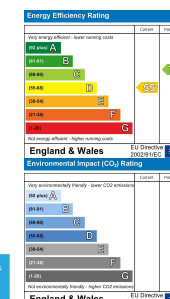


14 Ashley House Upper Frog Street, Tenby, Pembrokeshire, SA70 7JG

- One Bedroom - Top Floor Apartment
- Leasehold (120 Years With 80 Years Remaining)
- Ideal Investment or First time buy
- No Parking
- Electric Heating
- Grade 2 Listed
- Within Town Walls
- Living Room
- Lift
- EPC Rating: D

Offers In Excess Of £180,000

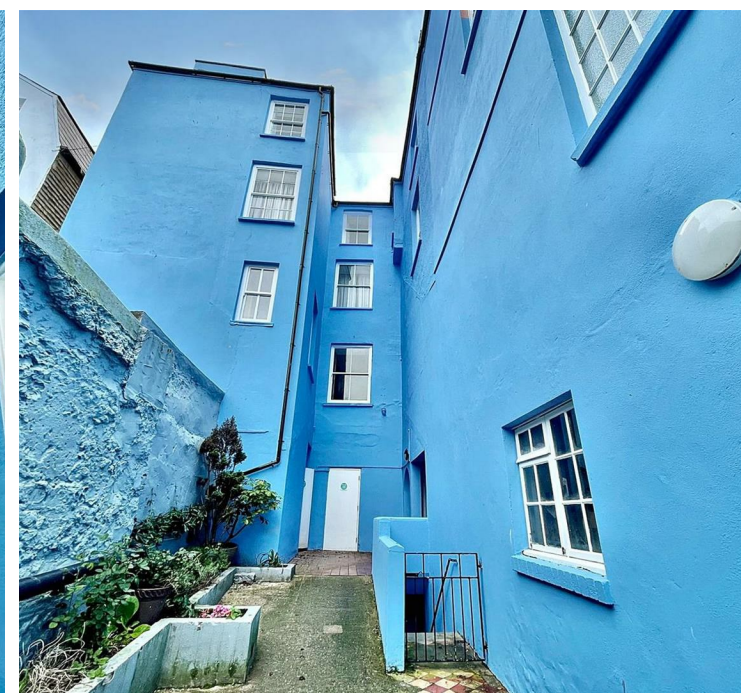
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



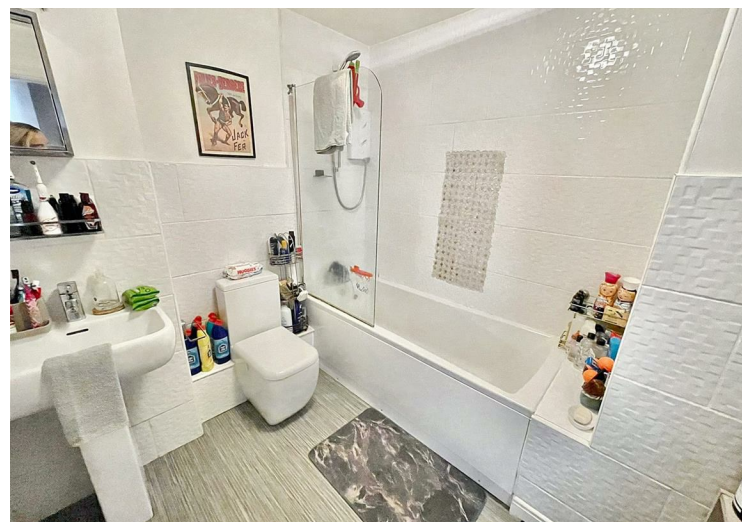
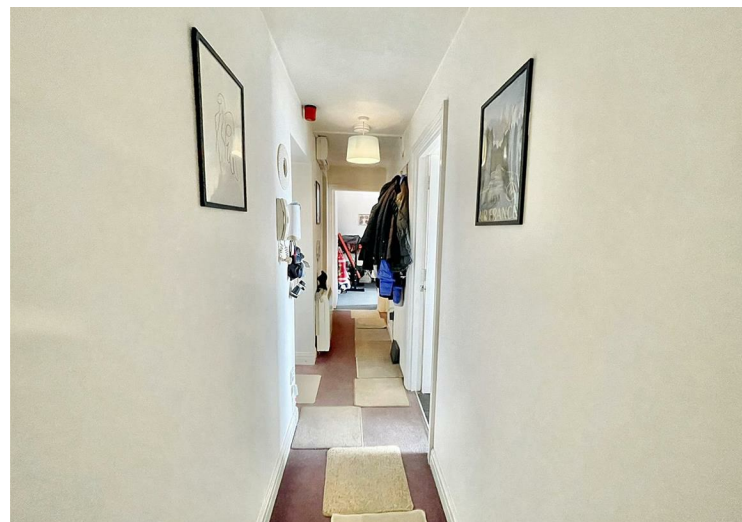


This lovely Grade 2 Listed one-bedroom top-floor apartment, is situated in the heart of Tenby Town Centre. The apartment boasts lovely views over the town's rooftops, and is within walking distance of the idyllic sandy beaches and the towns various shops, cafes and restaurants.

The accommodation consists of entrance hall leading to the kitchen, living room, bathroom, and bedroom. The property benefits from a lift and electric heating.

The apartment is currently used as a residential let, so would make a brilliant investment or an ideal first-time buy.

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

From the West Wales Properties Tenby Office, follow the road uphill towards Morris Brothers where you turn left after the shop taking you down an alley way, once you have turned down this alley way at the end turn right follow the road up until you get to Ebb and Flow, there you will find Ashley House, A Blue building with White Double doors.

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