

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 with share of Freehold.
 LENGTH OF LEASE: 999 years from 1/1/2015
 ANNUAL GROUND RENT: N/A
 GROUND RENT REVIEW PERIOD: N/A
 ANNUAL SERVICE CHARGE AMOUNT: £ 720 [year] - pays £60pcm
 SERVICE CHARGE REVIEW PERIOD: N/A

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

ref: AJL / LKW / 08 / 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

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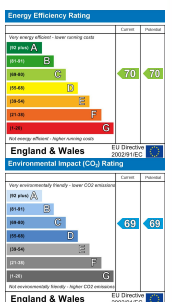


Flat 4 21 The Norton, Tenby, Pembrokeshire, SA70 8AA

- Modern Decor
- In a Town location
- Close to the coast
- Bathroom with overhead shower
- EPC TBC
- One-bedroom Apartment
- Near to all amenities
- Open plan Living/Kitchen area
- Communal gardens
- Council Tax C

O.I.R.O £220,000

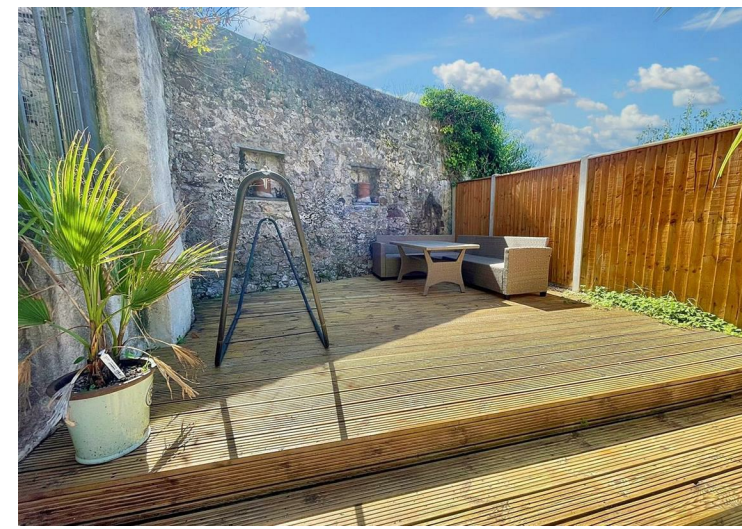
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The Agent that goes the Extra Mile





Flat 4 The Norton is an immaculately presented top floor apartment located just 500 yards out of Tenby town centre and the many beaches that surround it. Accessed through a communal staircase, the layout of the property briefly comprises of an entrance hall with a split level staircase leading through to a bathroom, open plan living area with kitchenette equipped with solid oak worktops, Belfast sink and oven with hob, and a double bedroom.

The bedroom offers a door onto the fire escape which leads down to a pretty communal garden which is laid to gravel and decking with gated pedestrian side access for storage of bikes/kayaks etc. The property boasts great decoration throughout with modern kitchen and bathroom suites and is served by UPVC double glazing and gas central heating.

The property is leasehold with a share of the freehold, the vendor owns 25% share of the freehold and will become a member of the management company. Animals need permission from the management company.

This would make an excellent first home or investment, and must be viewed in order to fully appreciate!

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 Tenby office turn left and proceed up through Tudor Square until you reach the North Beach Promenade. Go straight over the mini roundabout and go down the hill, where the property will be found on the right-hand side before the turning to St John's Hill.

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