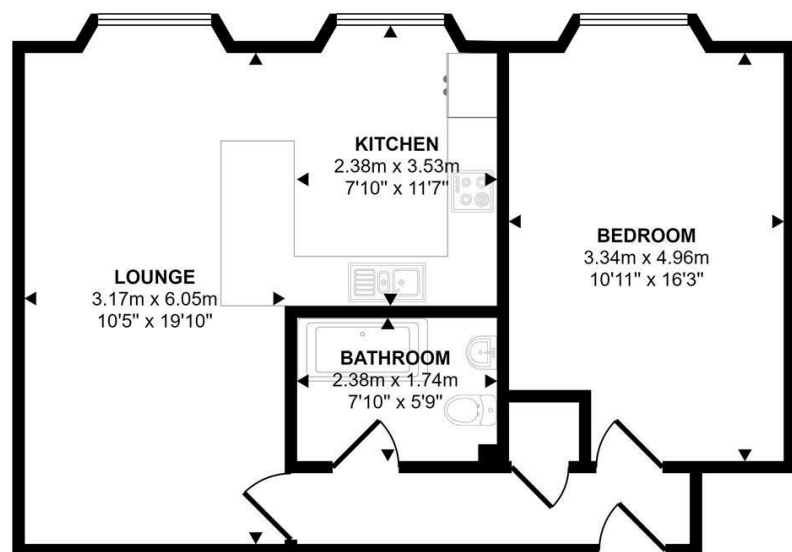


Approx Gross Internal Area  
56 sq m / 600 sq ft



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: 999 years with 990 remaining  
ANNUAL GROUND RENT: £0 (Peppercorn)  
GROUND RENT REVIEW PERIOD: n/a  
ANNUAL SERVICE CHARGE AMOUNT: 10.9% of total expenditure  
SERVICE CHARGE REVIEW PERIOD:

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

ref: ADD / LKW/JULY/ 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.

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

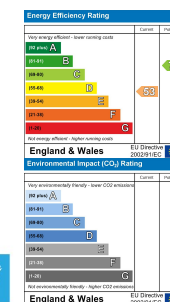


### Flat, 8 Northcliffe House, High Street, Tenby, Pembrokeshire, SA70 7AA

- One Bedroom Apartment
- Contemporary Neutral Decor
- Electric Heating
- Open plan Living/Kitchen/Diner
- Grade II Listed
- Beautiful Sea Views
- Town Centre Location
- Leasehold (999 years with 990 remaining)
- Brilliant Investment Opportunity
- EPC Rating: E

Offers In Excess Of £195,000

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**The Agent that goes the Extra Mile**

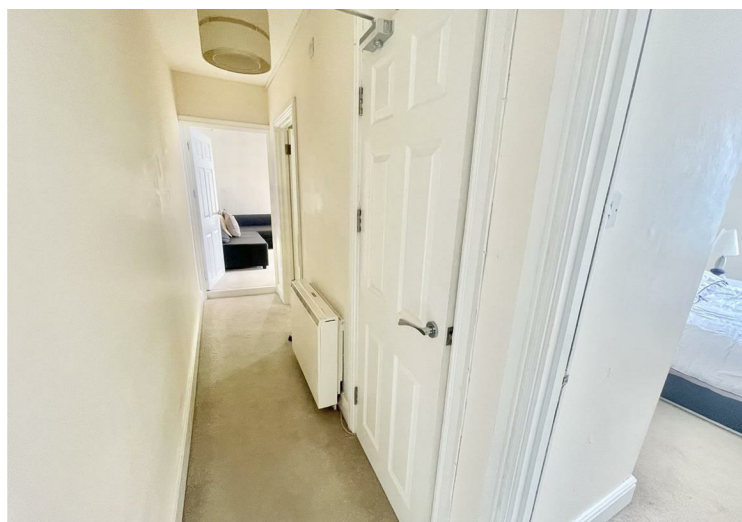




A brilliant opportunity to enquire this beautiful apartment boasting spectacular sea views overlooking Tenby harbour. Situated in the heart of Tenby, the property would make a fantastic investment property, and an ideal retreat for those who love the Pembrokeshire coast. With idyllic sandy beaches right on your doorstep, the vibrant town offers an array of local shops, cafes and restaurants.



Upon entering the property, there is an entrance hallway which leads through into the inviting open plan living/kitchen/diner. Designed with modern living in mind, the property boasts a contemporary decor throughout. The open plan space is ideal for entertaining all your friends and family, and of course enjoying those stunning sea views. Down the hall is a modern shower room, and stylish bedroom where you can relax and enjoy the sunrise over the harbour.



Don't miss this opportunity to own a piece of paradise in Tenby. This apartment is not just a home, but a lifestyle where you can immerse yourself in the beauty of the sea and the warmth of this welcoming community. Book a viewing today and start envisioning your life in this wonderful coastal town.

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 the Tenby office walk across the Tudor Square, where the property is located through the blue door to the left-hand side of Tesco Express.  
What/Three/Words///sprouted.moth.urgent

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