



## Flat 1 The Norton

Tenby, SA70 8AA

Asking Price £179,950



This one Bedroom flat is perfectly situated with North Beach & Town Centre a short walk away and views of Tenby Harbour. Accommodation briefly comprising open plan living, kitchen, dining area, bathroom and one bedroom. This flat has been refurbished to a high standard throughout and would make an ideal investment opportunity /holiday home. A viewing of this flat is highly recommended and is being offered for sale with no onward chain.



### Hallway

Front door opens into a small hall which opens to the lounge area and has a centre ceiling light point, Doors open to the bathroom and the bedroom.

### Bathroom 5'9 x 6'10 (1.75m x 2.08m)

Bathroom is fully tiled and has bath with electric shower over, pedestal wash hand basin, WC, chrome heated towel rail and extractor fan.

### Lounge/Kitchen/Diner 18'9 x 15'6 max (5.72m x 4.72m max)

Lounge/Diner has two large timber sash windows to the front of the property with the kitchen one giving a lovely view over towards Tenby Harbour with the Lifeboat Station and Castle Hill in the background. The Lounge has two centre ceiling light points. The kitchen area has centre ceiling light point, four ring electric hob with oven under and extractor fan over, integral fridge and dishwasher and a range of wall and floor mounted units with tiled splash back.

### Bedroom 9'3 x 10'3 (2.82m x 3.12m)

Bedroom has centre ceiling light point, fitted wardrobe and timber single glazed sash window to the rear.

### Communal Area and Parking

To the rear of the property there is a communal paved area for hanging out washing or simply to lounge and enjoy the sun. There is also parking available by separate negotiation with the Freeholder.

### Note

Service charge for 2022 - £1218.53 with no ground rent

Council Tax Band C - £1537.48 for 2023/24

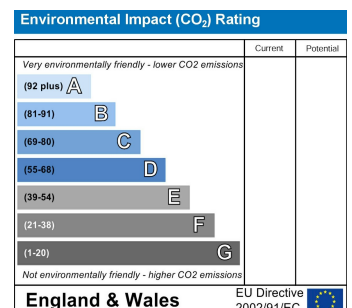
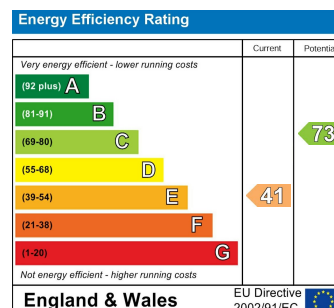
150 years left on lease

From our office head up through Tudor Square, and through the High Street and just after the right turn at the Croft, Warwick House is on the left hand side by the Barber Shop. The property is entered via a solid wood front door that opens into the Lobby, where stairs then lead up to the first floor where flat 1 is located. The flat is entered via the front door into an inner hallway.



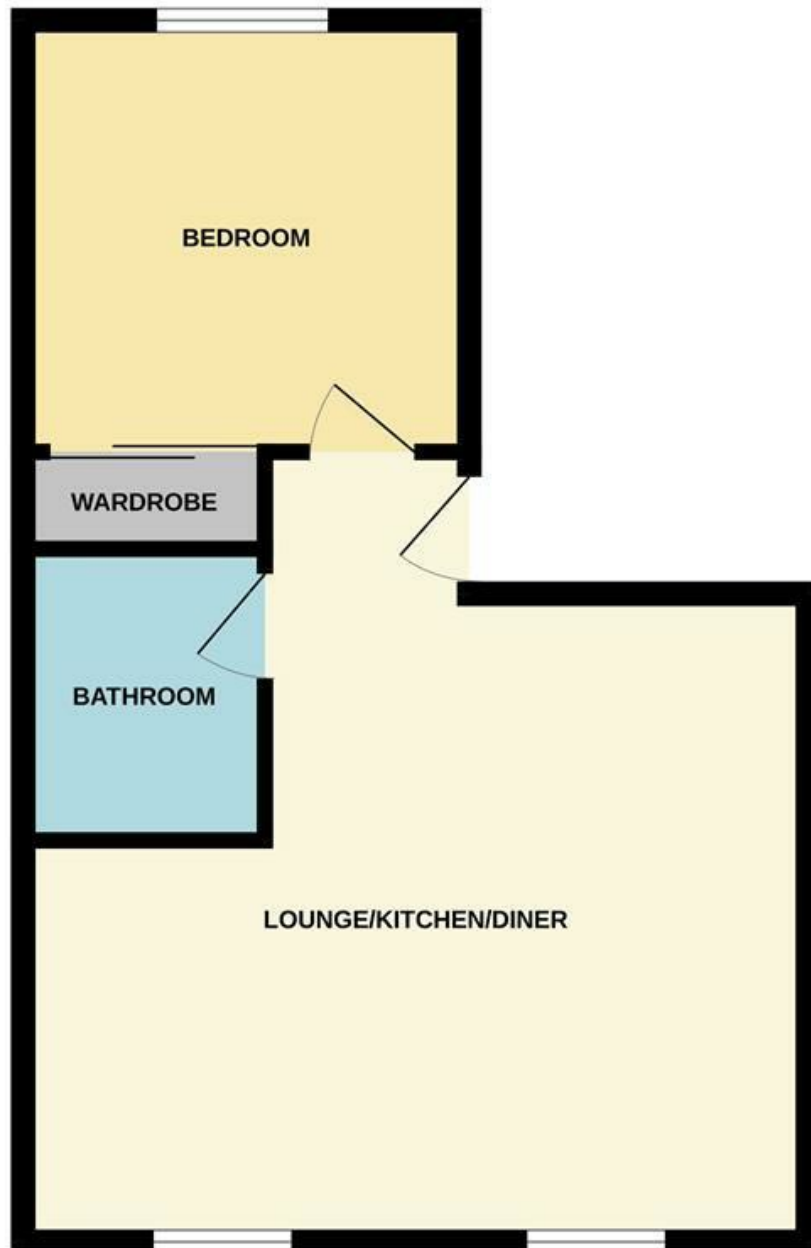
## Tenure = Leasehold

- First Floor Apartment
  - 1 Double Bedroom
- Open-Plan Living Room
  - Fitted Kitchen
- Ideal Investment Opportunity
  - Short Walk to Beach
  - Close To Town Centre
    - Harbour Views
- Rear Communal Garden
  - No Onward Chain!



## Floor Plan

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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