



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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12A South Beach Court, The Esplanade, Tenby, SA70 7DU

£325,000



Situated above one of Tenby's most iconic beaches, this superb location is within easy walking distance of Tenby town centre. Set across two floors, this property boasts an open-plan living space downstairs, with 2 double bedrooms and family bathroom upstairs.

Apartment 12A benefits from dual outlooks of Tenby. One side of the property overlooks Penally, South Beach and Tenby Golf Course. Whilst the other side benefits from views over the rooftops of Tenby to Prince Albert Monument and Carmarthen Bay beyond.

With lift access available, this beautifully presented 3rd floor apartment will make an ideal permanent residence in the heart of town, or an investment property. On-street residents parking scheme available.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Top Floor Duplex Apartment**
 - **2 Double Bedrooms**
 - **Long Lease Term**
- **Residents Street Parking Permit**
 - **Ideal Investment Property**

- **Open Plan Living Space**
 - **Lift Access Available**
- **Property Managed by Birt & Co**
- **Short Walk to Tenby Town Centre**
 - **No Onward Chain**

Hallway & Staircase 21'11" x 15'8" max (6.70m x 4.80m max)

The entrance hall features ceiling spotlights, smoke alarm, Wi-Fi hub, thermostat for central heating control, and electric fuse board. Laminate wood-effect flooring in entrance hall and carpeted on mid and upper landing and staircase, 2 wall lights and a central heating radiator on the middle and upper landing. A skylight floods the stairwell with natural light. There is an emergency exit door on the middle landing that leads to the communal staircase.

Downstairs WC 5'6" x 2'11" (1.70m x 0.9m)

This convenient understairs toilet features WC and small hand basin with single ceiling spotlight.

Open Plan Living Space 24'6" x 18'4" max (7.49m x 5.59m max)

This L-shaped, open-plan living space provides an ideal family room with kitchen, dining space and lounge. There are 3 double glazed, timber-framed sash windows, two looking on to Victoria Street and a further window with a beautiful view of Penally, Tenby Golf Course and South Beach. Smooth plaster and emulsion walls with ceiling coving and dado rail with wood flooring throughout the open-plan living space. There are 3 central heating radiators, ceiling spotlights evenly distributed through the space and smoke alarm in the kitchen. There is a small cupboard space, and the intercom and door entry system are located in the lounge.

The modern fitted kitchen has base and wall units with solid woodwork tops and tiled splashbacks. Kitchen features: stainless steel sink unit with draining board and mixer tap, built-in appliances including 3 ring circular Baumatic gas hob with extractor fan above, Grundig grill and oven, Neff fridge freezer, Bosch washing machine, & Caple dishwasher.

Bedroom 1 11'5" x 10'5" (3.50m x 3.20m)

Bedroom 1 features; smooth plaster and emulsion walls with ceiling coving and carpeted floor, central heating radiator, ceiling spotlights, electric sockets and TV point, and double-glazed window overlooking Penally, South Beach and Tenby Golf Course.

Bedroom 2 11'5" x 10'5" (3.50m x 3.20m)

Bedroom 2 features carpeted floor, ceiling coving, central heating radiator, ceiling spotlights, electric sockets and TV point, and double-glazed window over the rooftops of Tenby and beyond to Carmarthen Bay and Prince Albert monument.

Bathroom 9'2" x 5'6" (2.80m x 1.70m)

The family bathroom features bath with overhead shower, vanity unit with handbasin, WC. The room has laminate wood-effect flooring, tiled walls, obscured double glazed window, ceiling spotlights and central heating radiator.

Please Note

The property is owned on a leasehold basis with a Share of Freehold. 999year lease term from 2006. Property managed by Birt&Co.

There is an annual ground rent of £100. Service charge & Sinking Fund is currently £3,685.50 per annum.

Commercial holiday letting is allowed. Pets allowed with Freeholder consent.

The property is currently on Business Rates but was previously Council Tax Band F with Pembrokeshire County Council.

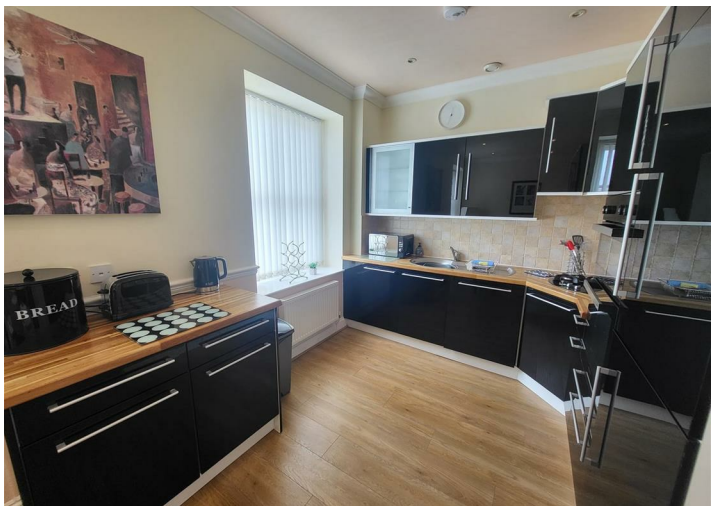
We are advised that mains electric, gas, water and drainage is connected to the property. Property also benefits from a communal WiFi system.

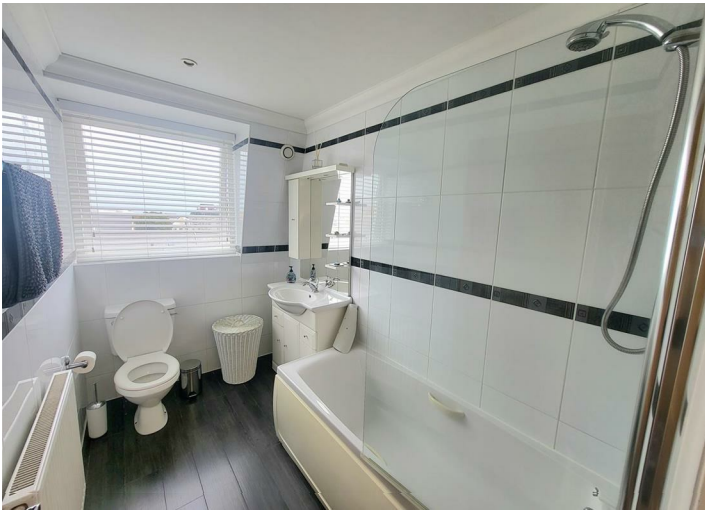
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

From Tenby's Five Arches, follow the road along South Parade towards the sea through St Florence Parade and onto The Esplanade. Travel to the end of The Esplanade and South Beach Court will be located on the right-hand side of the road.







Floor Plan

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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