



Flat 3 36 Victoria Street, Tenby, SA70 7DY

£239,000



Just steps away from the enchanting Tenby seafront, this second floor apartment benefits from sea views out to Caldey island from the living room bay window. The open-plan living space incorporates gas flame effect fireplace creating a cosy space for families to enjoy. This home further comprises of 2 double bedrooms to the front and rear, well-equipped kitchen and family bathroom with gas-central heating throughout. The apartment further benefits from a versatile room on the half-landing, currently utilised as an art studio but easily adaptable into an office or utility space. There is resident permit parking on Victoria Street and Tenby's vibrant town centre is less than a 5minute walk away.

Whether you seek a comfortable residence, a seaside bolthole, or an investment opportunity, this property beckons with the potential for both long and short-term rentals.



LOCK HOUSE C. 1750



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



- **2nd Floor Apartment**
- **2 Double Bedrooms**
- **Open-Plan Living Area**
 - **Leasehold**
- **Close to South Beach**

- **Sea View From Lounge**
- **Separate Extra Room on Half Landing**
 - **Close to Town Centre**
- **Residents On Street Parking**
 - **No Onward Chain**

Accommodation Comprises

Lounge/Diner. Kitchen. Two Bedrooms. Bathroom. Large Separate Storeroom/Office.

Living/Dining Room 13'10 x 14'9 into bay (4.22m x 4.50m into bay)

Lounge/Diner has floor to ceiling timber sash bay window to the front with stunning views of the South Beach, Caldey Island and beyond. Centre ceiling light point, two central heating radiators and gas flame effect fire.

Kitchen 9'1 x 7'6 (2.77m x 2.29m)

Kitchen is open to the lounge/diner and comprises wall and floor mounted units, four ring gas hob with extractor fan over and electric oven under, stainless steel sink with mixer tap, tiled splashback, centre ceiling light point and storage cupboard.

Bedroom One 12'8 x 9'2 (3.86m x 2.79m)

Bedroom one has timber sash window to the rear of the property, two built in wardrobes, store cupboard housing the Vaillant combination boiler, centre ceiling light point and central heating radiator.

Bathroom 9'6 x 6'11 (2.90m x 2.11m)

Bathroom has bath with handheld shower unit, shower cubicle with mains shower, WC, pedestal wash hand basin, half tiled walls, centre ceiling light point and central heating radiator.

Bedroom Two 8'2 x 8'4 (2.49m x 2.54m)

Bedroom two has timber sash window to the front, centre ceiling light point and central heating radiator.

Utility/Spare Room 8'3 x 13'6 (2.51m x 4.11m)

This room is totally separate from the flat and is located on the lower half landing with a lockable door, timber sash window to the rear and two ceiling light points. There is mains power and plumbing (which is

currently capped but could easily be reopened) Currently being used as an art studio, but has many different options, such as a utility room, spare bedroom or office.

Please Note


The property is owned on a leasehold basis, with a 125 year lease term from 1991.


No ground rent. Service charge & Sinking Fund is £726 per annum.

No pets allowed. Commercial holiday letting is allowed.

The Pembrokeshire County Council Tax Band is C - approximately £1471.56 for 2023/24

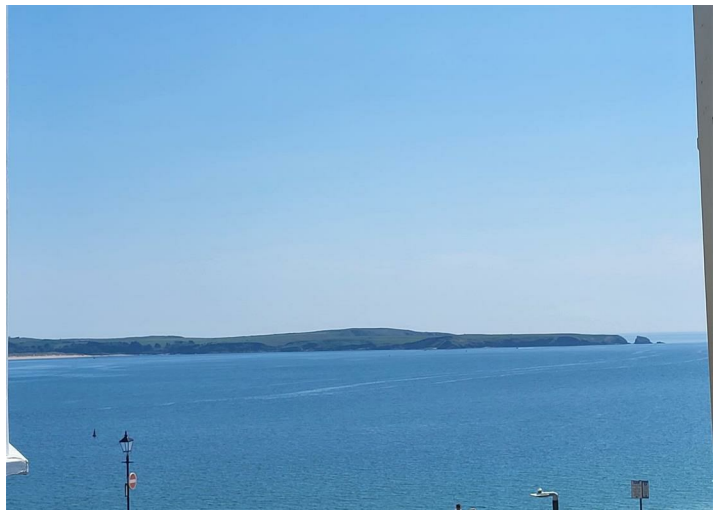
We are advised that mains electric, gas, water and drainage is connected to the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

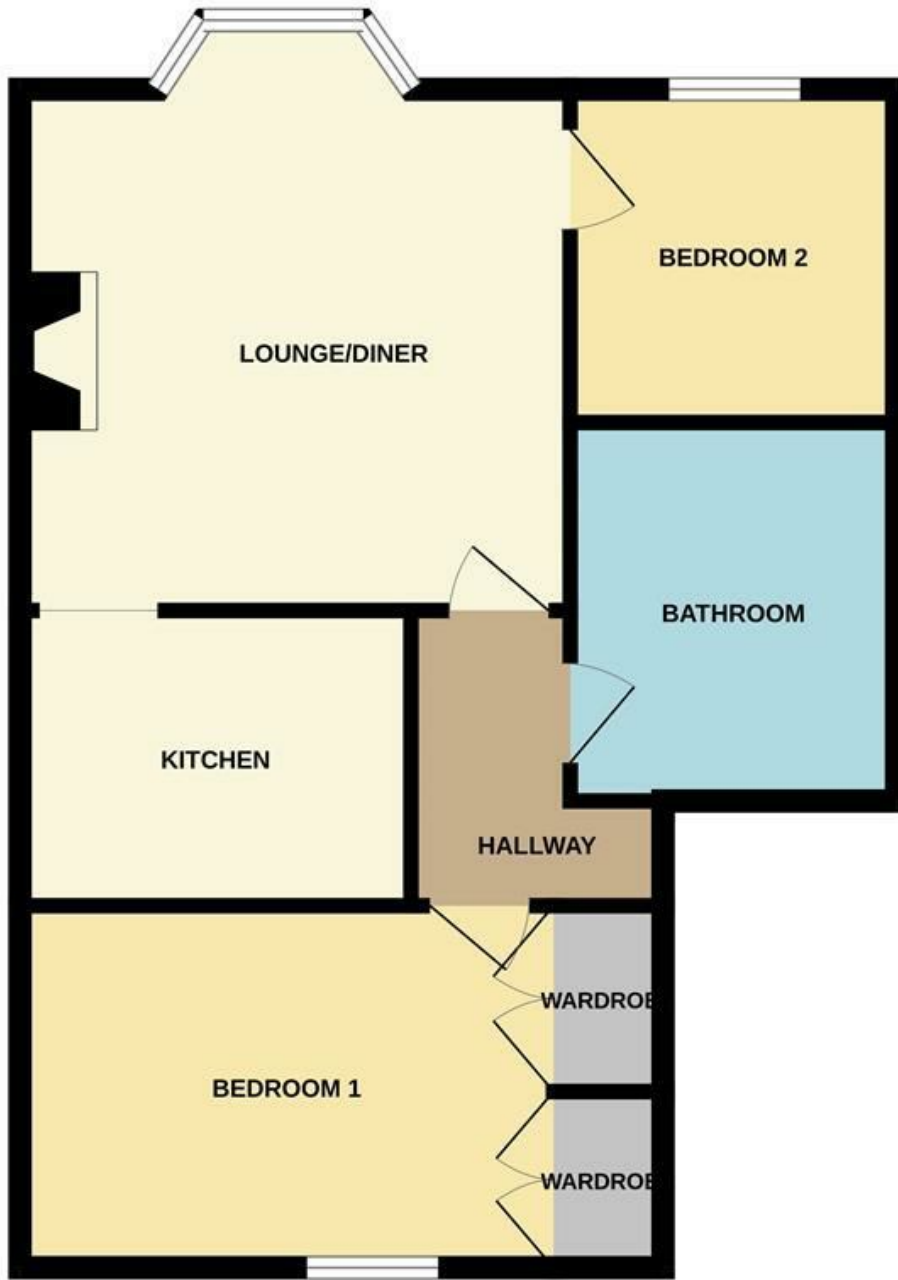


As you turn into Victoria Street from the Esplanade number 36 is the third property on the right-hand side and is entered via a couple of steps to the communal front door, with entry phone system. An internal multi pane door opens to the stairwell. From the second floor landing a timber door opens into the hallway which has door entry phone system, centre ceiling light point and smoke alarm.



Floor Plan

TOP FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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