



Flat 3 The Norton, Tenby, SA70 8AA

£169,950



Introducing "Little Harbour View," the perfect blend of comfort and convenience. This delightful 2nd floor apartment features an inviting open-plan living space, bathroom and double bedroom.

Watch as the ever-changing panorama of boats and coastal life of Tenby Harbour unfolds before you through the living room sash windows. Designed for contemporary living with underfloor heating throughout, it's the perfect spot for relaxing evenings or hosting friends.

Just a stone's throw away from the lively town centre, you'll have easy access to all the vibrant shops, restaurants, and cultural attractions that Tenby has to offer. It's the ideal setting for those who want to immerse themselves in the bustle of Tenby. Whether you're seeking a peaceful retreat or a savvy investment, this apartment ticks all the boxes. Offered for sale with no onward chain, don't miss out on the opportunity to make "Little Harbour View" your haven in Tenby.



LOCK HOUSE C.1750



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



- **Second Floor Apartment**
- **Open-Plan Living Space**
- **Close to Beach & Town Centre**
- **Rear Communal Courtyard**

- **1 Double Bedroom**
- **Views of Tenby Harbour**
- **Underfloor Heating Throughout**
- **Ideal Investment Property**

Open-Plan Lounge/Kitchen 19'5 x 14'9 (5.92m x 4.50m)

Lounge/Diner has two large timber sash windows to the front of the property, and boasts underfloor heating. The kitchen window has a lovely view over towards Tenby Harbour with the Lifeboat Station and Castle Hill in the background. There are three centre ceiling light points, TV point and wooden flooring throughout. The kitchen area has a four-ring electric hob with extractor fan over and eye level electric oven, a range of wall and floor mounted units with tiled splashback and breakfast bar with glass display unit above.

Bathroom 7'1 x 5'8 (2.16m x 1.73m)

Bathroom is fully tiled and has a 'P' shaped bath with electric Mira shower over, wash hand basin set into vanity unit, WC, chrome heated towel rail, centre ceiling light point and extractor fan.

Bedroom 12'10 x 8'10 (3.91m x 2.69m)

Bedroom has underfloor heating, centre ceiling light point with fan, fitted wardrobe, TV point, wooden flooring, and timber single glazed sash window to the rear.

Communal Area to Rear

To the rear of the property there is a communal paved area for hanging out washing or simply to relax and

enjoy the sun. There is also parking available by separate negotiation with the Freeholder.

Please Note

The property is owned on a leasehold basis, with a 150 year lease term.

No Ground Rent. Service charge is £1218 per annum. Commercial holiday letting allowed. No pets allowed. Use of communal, coin operated washing machine.

Council Tax Band C - £1537.48 for 2023/24

We are advised that mains electric, gas, water and drainage is connected to the property. The lounge and bedroom feature underfloor heating.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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	



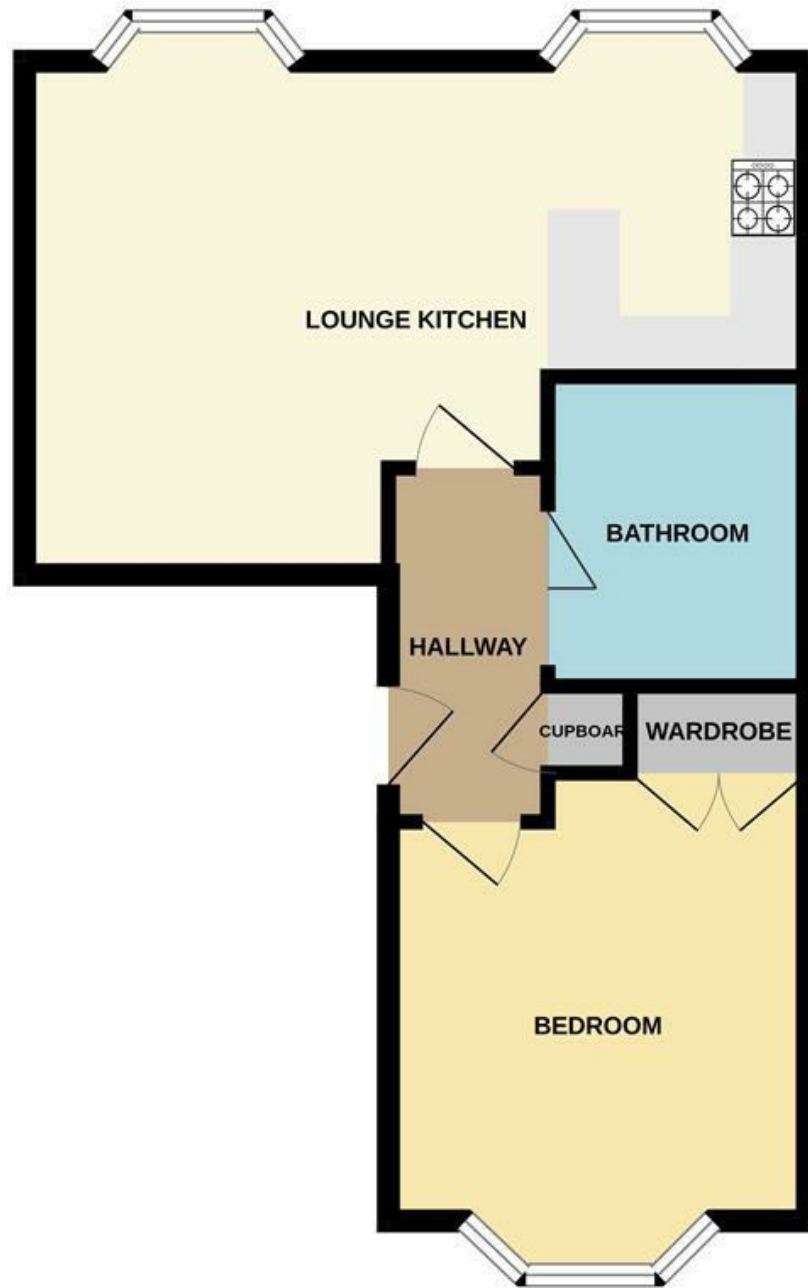
From our office head up through Tudor Square and the High Street and, just after the right turn at the Croft, Warwick House is on the left hand side by the Barber's Shop.

The property is entered via a solid wood front door which opens into the lobby, where stairs lead up to flat 3 which is located on the second floor. The flat is entered via the front door into an inner hallway with wooden flooring, centre ceiling light point, entry phone system and store cupboard.



Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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