



Flat 2 The Norton, Tenby, SA70 8AA

£135,000



A first floor, one bedroom apartment within a short walk of Tenby town and the picturesque harbour and beaches. The apartment is well appointed, with a spacious double bedroom, bathroom, and open-plan living room and kitchen.

This property would make an ideal first time buy, investment opportunity or holiday home. Viewing is highly recommended.

- **One Double Bedroom**
- **Open Plan Living Area**
- **Investment Opportunity**

- **Close to Town and Beaches**
 - **Ideal First Time Buy**
- **Communal Rear Courtyard**

Lounge/Diner 15'8" x 12'1" (4.8 x 3.7)

A good-sized room with large timber sash window to the front looking over the Norton towards the harbour. There is an electric flame effect fire set into fireplace with shelving to the side, with extra electric heater and space for dining table and chairs.

Kitchen Area 9'2" x 4'11" (2.8 x 1.5)

Fitted kitchen offers a range of wall and floor mounted units, with stainless steel sink and drainer with tiled splashback. There is an electric hob and oven with extractor over, and an under-counter fridge/freezer.

Bedroom 15'5" x 7'10" (4.7 x 2.4)

Double bedroom with electric heater, uPVC window to the rear and ample space for wardrobes/storage.

Bathroom 7'10" x 4'3" (2.4 x 1.3)

Modern suite comprising bath with shower over and glass screen, WC, wash hand basin with mirrored cupboard above, and shaver point to the side. Additionally, there is a wall mounted electric towel radiator.

Hallway 7'2" x 5'2" (2.2 x 1.6)

Entrance hall has storage cupboards to either side, with one housing the immersion heater. The heater can be controlled and boosted with the external control panel. There is also an intercom system controlling the main door.

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

189-year lease from 01/06/1986 (151 years remaining)
Service charge approx. £1218.00 per annum - Overall

maintenance of the building - Decoration of hall and stairs - Building insurance - Water rates.

The Pembrokeshire County Council Tax Band is C - approximately £1708.01 for 2024/25.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

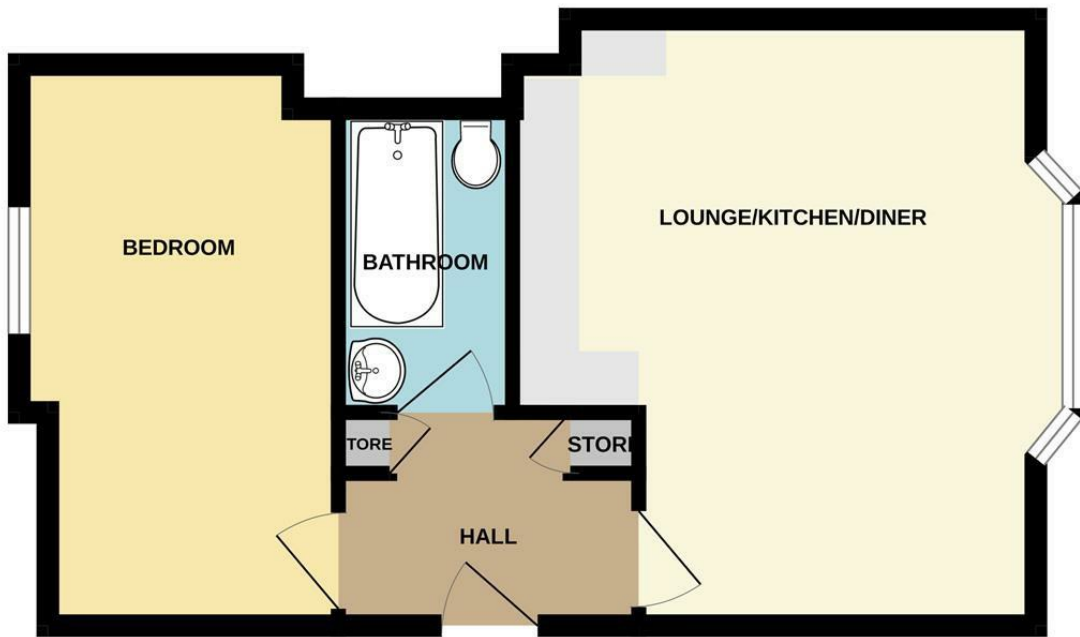


From our office head up through Tudor Square, along the High Street and straight over the mini-roundabout. The entrance to Warwick House is located on the left-hand side next to the barber's shop after the zebra crossing. A solid wood front door opens into the lobby where stairs lead up to the first floor.



Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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