



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

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## 4 St Nicholas Court Warren Street, Tenby, SA70 7JT

£210,000



A 2nd floor apartment with a garage parking space, situated just outside Tenby Town Centre. Offering open plan living with spacious kitchen, dining and lounge area, 2 bedrooms and a family bathroom, viewing is highly recommended.

This modern property is in an excellent location just a short walk from Tenby's historic town walls, restaurants and beaches. An ideal permanent residence in the heart of town, or an investment property.



LOCK HOUSE C.1750



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



- **Open Plan Lounge, Kitchen, Diner**
  - **Garage Space for One**
  - **Walking Distance To Beach**
    - **Feature Bay Window**

- **Two Bedrooms**
- **Fully Fitted Kitchen**
  - **Modern Finish**
  - **Share of Freehold**

#### Lounge/ Kitchen/ Diner 22'11" x 13'9" (7 x 4.2)

The bright lounge/dining area has three centre ceiling light points, TV and telephone points, timber double glazed sash bay window to the front, and two wall mounted heaters.

Kitchen area has timber sash window to the front of the property, ceiling spotlights, and fitted kitchen comprising a number of wall and base units, space for ridge/freezer, washing machine and dishwasher. There is an integral electric oven and hob with extractor fan over, with stainless steel sink with mixer tap.

#### Bedroom One 12'1" x 11'9" (3.7 x 3.6)

The spacious main bedroom has centre ceiling light point, timber double glazed sash window to the rear of the property, smoke alarm and wall mounted electric heater.

#### Bedroom Two 11'9" x 7'10" (3.6 x 2.4)

Bedroom two has a bunk bed with removable ladder, centre ceiling light point, timber double glazed sash window to the rear of the property, wall mounted electric heater, smoke alarm and TV and telephone points.

#### Bathroom 7'10" x 6'6" (2.4 x 2)

The bathroom is fully tiled with white suite comprising bath with electric shower over and side screen, WC and wash hand basin. There is also a corner storage unit, towel rail, extractor fan and wall mounted electric fan heater.

#### Hallway 11'5" x 3'7" (3.5 x 1.1)

Hallway has centre ceiling light point, smoke alarm, entry phone system, wall mounted electric heater, storage cupboard also houses the hot water system and fuse box.

#### Garage

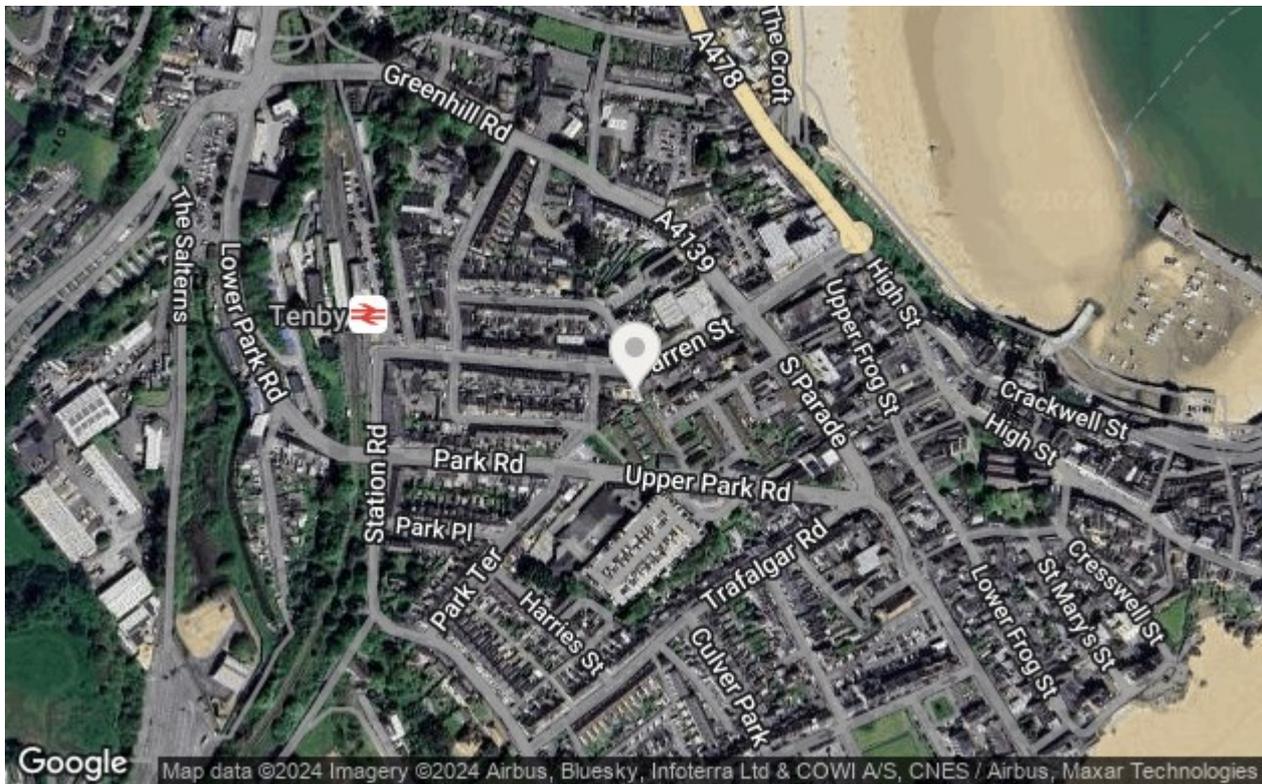
The garaging is divided into two large three bay garages with one bay allocated to each apartment. The garages have electric up and over doors to the front opening onto Warren Street.

#### Please Note

The lease is 999 years from 2007, and each leaseholder has a share of the freehold.

The service charge is £2140 for 2023-2024 including (but not limited to) building insurance, reserve fund, general maintenance, window cleaning, communal electricity.

There are no occupancy restrictions, and pets are allowed with the freeholder's consent.



From our office in Tenby head up through Tudor Square, turn left at the mini roundabout into White Lion Street. Drive straight over the cross roads into Warren Street and St Nicholas Court is about 100 yards down on the right-hand side. The property is entered via a solid wood front door that opens into the Hallway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor Plan

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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