



## High Street Tenby, SA70 7AA

£275,000



A first floor, two-bedroom, two-bathroom apartment located in the centre of Tenby, with a balcony overlooking Tudor Square and patio terrace to rear.

The apartment benefits from an open-plan living space, family shower room and master en-suite, 2 bedrooms with stunning sea views over Tenby's Harbour, North Bay and the Gower Peninsula beyond. The rear roof terrace offers an outside space to take in the beach and sea views.

Flat 3 Northcliffe House would make an ideal bolt hole or investment property and can be holiday let. Viewing is highly recommended.

**\*\*NO ONWARD CHAIN\*\***



LOCK HOUSE C.1750



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



- **Two Bedroom First Floor Apartment**
  - **Tenby Town Centre Location**
  - **Roof Terrace with Sea Views**
  - **Ideal Investment Property**
  - **Grade II Listed Frontage**

- **NO ONWARD CHAIN**
- **Balcony Overlooking Tudor Square**
- **Two Shower Rooms**
- **Long Leasehold**

### Accommodation Comprises

Lounge/Kitchen/Diner. Shower Room. Two Bedrooms, Master En-Suite. Roof Terrace.

### Lounge/Kitchen 23'9 x 16'10 (7.24m x 5.13m)

Kitchen area is slightly raised from the lounge by three steps and has ceiling spotlights, fully fitted kitchen with a range of wall and floor mounted units, integral fridge/freezer, built in electric oven and hob, extractor fan over, integral dishwasher, washer/dryer, single sink with drainer and tiled splash back.

Lounge area has electric night storage heater, centre ceiling light point, door entry phone system, two half glazed wooden doors opening onto small balcony overlooking St Marys Church and Tudor Square, either side of the double doors are single pane windows.

### Shower Room

Shower room has ceiling spotlights, tiled floor to ceiling, large shower cubicle with electric shower, WC, pedestal hand wash basin and electric heated towel rail.

### Inner Hallway

Off the inner hallway is a large storage cupboard and three steps lead down to the bedrooms.

### Master Bedroom 11'7 x 10'5 (3.53m x 3.18m)

Master bedroom has large sash window opening directly onto the roof terrace, electric night storage heater, centre ceiling light point and door to en-suite shower room.

### En-Suite Shower Room 9'8 x 5'5 (2.95m x 1.65m)

En-suite has large shower cubicle with electric shower, pedestal hand wash basin, WC, tiled floor to ceiling, ceiling spotlights and Xpelair fan.

### Bedroom Two

Bedroom two has electric night storage heater, solid

wood glazed door opening onto the terraced area with views of the North Bay and Gower Coastline, centre ceiling light point.

### Roof Terrace

Roof terrace has plenty of space for outdoor seating with views of the North Bay and the Gower coastline, and to the Harbour and Castle Hill.

### Front Exterior

Balcony Grade II listed.

### Please Note


The property is owned on a leasehold basis, with a 999 year lease term.


There is no ground rent or service charges for this property.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The Pembrokeshire County Council Tax Band is D - approximately £1921.51 for 2024/25.

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

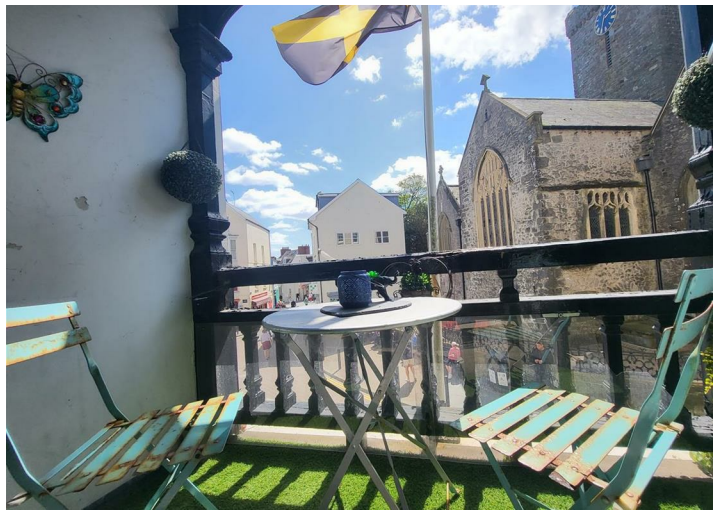
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) 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			
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(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

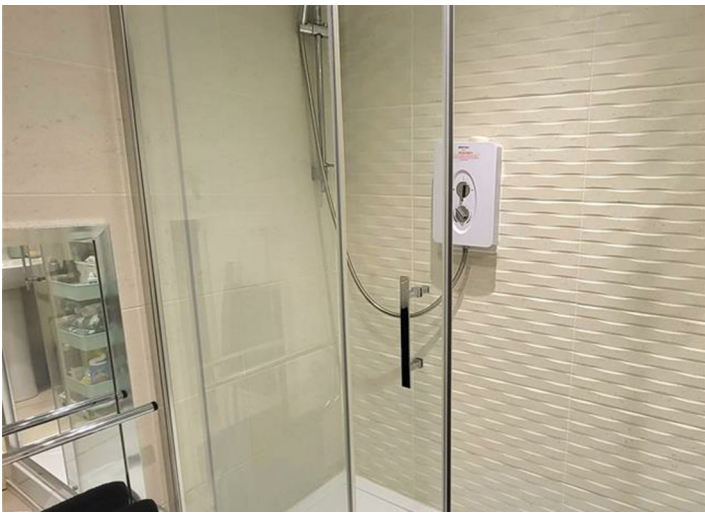


The property is located in Tudor Square and is entered via a solid wood front door with door entry system. Door opens into communal hallway and stairs lead up to the apartments. Flat 3 is entered via a solid wood panel front door which opens directly into the lounge/kitchen area.



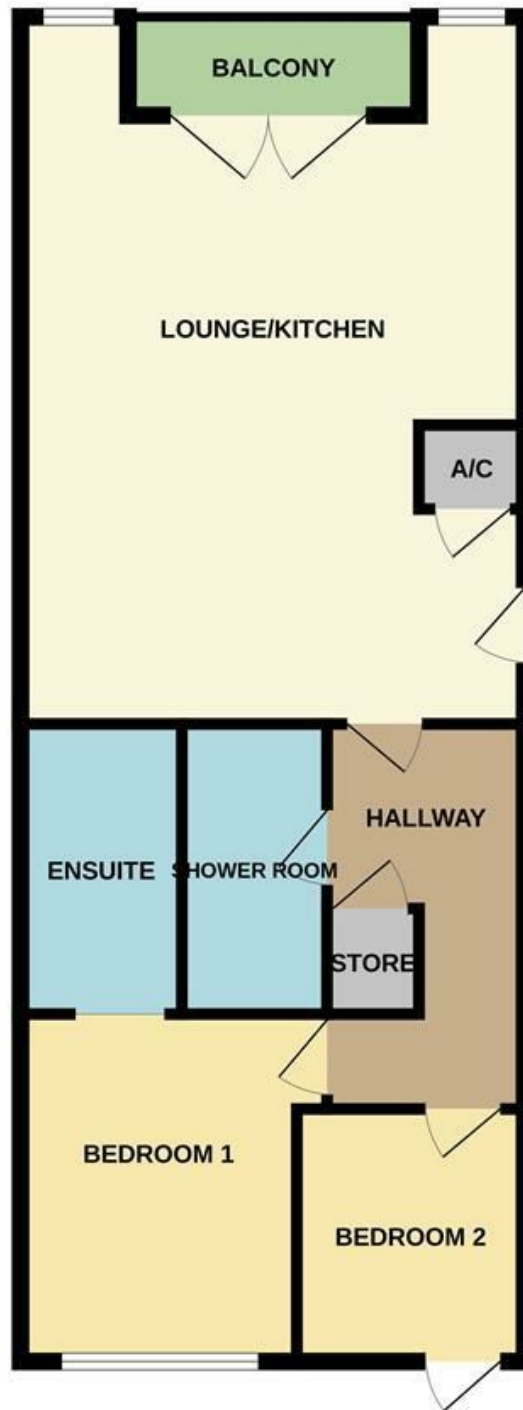






# Floor Plan

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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