



Islay Court Victoria Street

, Tenby, SA70 7DY

£225,000



A spacious and bright two-bedroom flat, with views across South Beach towards Giltar Point and Caldey Island.

The interior of the flat retains many of the building's original features, including high ceilings and covings.

The building offers a sunny communal garden to the rear, and the master bedroom and lounge boast large bay windows. There is potential to add a balcony to the rear, with planning permission already in place.

With a share of the freehold, the leaseholders manage the property with a modest service charge and holiday letting is not allowed. Therefore, the apartment would make an ideal home or holiday bolthole.



Entrance

The property is approached off Victoria Street via a flight of four broad and shallow steps, which lead to the main front door, adjacent to which is a telephone intercom system connected through into the flat and the doorway opens into a communal hallway with individual post boxes to each of the flats. Inner doorway leads into the inner staircase. The flat is located on the first floor of the property and a wide and gentle staircase leads up to the flat. The front door of the flat opens into a small vestibule.

Vestibule

This area has an artexed ceiling with ceiling light point and part glazed door leading through into the main sitting room, with doors off to all other rooms.

Lounge 18'9" x 15'2" (5.72 x 4.62)

The lounge has a coved and artexed ceiling with two ceiling light points, large uPVC double glazed bay window to the rear with views out across the far end of South Beach towards Giltar Point. The views continue over the Burrows and the Golf Course towards Penally and the hills beyond.

The lounge has TV aerial point, door entry phone intercom system, modern programmable convection heater, open archway into the kitchen/diner and an open archway to the rear, which leads through to the bathroom and the bedrooms.

Kitchen/Diner 15'9" x 7'5" (4.80 x 2.26)

Kitchen/Diner has a coved and artexed ceiling with florescent ceiling light and a ceiling pendant light, uPVC double glazed sash window to the rear with views across South Beach towards Caldey Island. The kitchen comprises wall and floor mounted units with tiled splashback, ceramic sink and drainer with mixer tap, space and plumbing for washing machine, space for under counter fridge, four ring electric hob with extractor fan over and electric oven under and space within the kitchen/dining room for table and chairs.

Bedroom One 15'2" into bay x 14'1" max (4.62 into bay x 4.29 max)

Bedroom has coved and artexed ceiling with centre ceiling light point, large uPVC double glazed bay window to the front with a glimpse of the sea and

Caldey Island, built in wardrobe, corner mounted wash hand basin with tiled splashback, wall mounted Dimplex electric panel heater.

Bedroom Two 12'3" x 7'3" (3.73 x 2.21)

This bedroom has coved and artexed ceiling with centre ceiling light point, uPVC double glazed sash window to the front, wall mounted Dimplex electric panel heater.

Bathroom

Bathroom has a coved and artexed ceiling with ceiling light point, wall mounted Dimplex electric fan heater, panelled in bath with full height tiling around and fitted with electric shower over, low flush WC, pedestal wash hand basin set into vanity unit, shaver light and socket and chrome heated towel rail.

Airing Cupboard

The airing cupboard is adjacent to the bathroom and is fitted with a factory lagged hot water cylinder, two immersion heaters, one on the economy 7 electric system and the other as a daytime booster with an open space under for storage.

Communal Gardens

The rear south-west facing garden is accessed via a door from the central hallway area. The garden is mostly lawned with a central path and a range of mature trees and shrubs. Please see note below.

Please Note

Leasehold of 999 years from July 1992 with a share of the freehold.

Ground rent: £20/year - Service charge: £70/month

The property cannot be short-term holiday let

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

The rear garden has been landscaped and in the process of being made good following the addition of balconies to some of the apartments, as machine access was created from the car park behind.

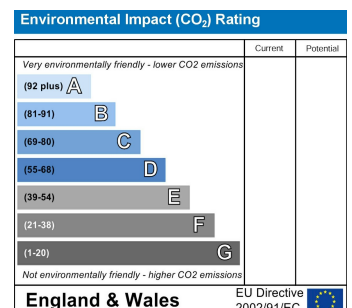
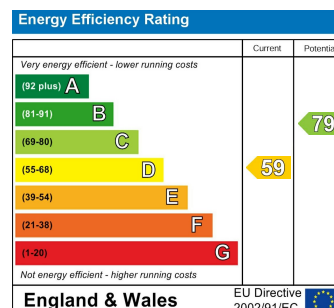
There is potential to add a balcony to this apartment, as planning permission and drawings etc are already in place.

Islay Court is situated on Victoria Street, just off from Tenby's Esplanade. There is a residents parking scheme in operation on the street, and further parking can be found around the corner at the Rectory car park on the end of South Cliff Street.



Tenure = Leasehold - Share of Freehold

- Two Bedroom Flat
- Potential for Balcony
- Views Across South Beach
 - Spacious Interior
- Many Original Features
 - Share of Freehold
 - Communal Garden
 - First Floor



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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