



Victoria Street, Tenby, SA70 7DY

£225,000



A spacious apartment with allocated parking and courtyard garden, situated in an excellent location in Tenby, close to the Seafront and to the historic town walls.

The apartment is on the lower ground floor but benefits from a lot of natural light with windows on both sides, and comprises spacious living room with door to garden, large kitchen/diner, two bedrooms (master en-suite), family bathroom, and handy storage rooms.

The apartment has its own access and entrances from the front or off Victoria Street.

The property would make an ideal holiday or permanent home, but cannot be commercially let.



LOCK HOUSE C.1750



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



- **Spacious Apartment**
- **Courtyard Garden**
- **Gas Central Heating**
 - **Natural Light**

- **Two Bedroom - Master En-Suite**
 - **Allocated Parking**
 - **Double Glazed**
 - **Beautifully Presented**

Kitchen/Diner 23'7" x 6'11" (7.2 x 2.11)

The kitchen/diner can be entered from the courtyard garden or lounge and has a window to the side. There is a range of wall and base units with electric hob (extractor over), eye level oven and grill and sink & drainer. There is space for freestanding dishwasher, washing machine, tumble dryer and fridge freezer. Boiler was installed in 2022.

The dining area has ample space for a table and chairs.

Lounge 14'1" x 10'5" (4.3 x 3.2)

Natural light floods the living area through the tall picture windows and patio door which gives access to the paved courtyard garden. There's a small alcove with shelf storage and a fireplace housing the electric flame effect fire.

Master Bedroom 17'0" x 10'2" (5.2 x 3.1)

The good sized double bedroom benefits from natural light through the large sash window to the rear. The room has 2 built in wardrobes and a door leads to the en-suite shower room.

En-Suite Shower Room 6'6" x 4'7" (2 x 1.4)

The fully tiled room has mains shower, WC, pedestal wash hand basin and extractor.

Bedroom Two 10'0" x 9'6" (3.05 x 2.9)

The 2nd bedroom also has a window and built in storage cupboard. Door leads to rear porch.

Bathroom 7'2" x 6'6" (2.2 x 2)

Fully tiled room with suite comprising WC, pedestal wash hand basin, bath with mains shower over and extractor fan. There is also a large storage cupboard.

Externally

The courtyard garden is accessed from the front via a timber decked staircase. The space gets sunshine

through the day and doors lead into the lounge and kitchen.

The alternative access is via steps off Victoria Street to the rear porch.

There are two handy store rooms under the street which are ideal for bikes or paddleboards.

Southbay Apartments have a private carpark for residents with 1 allocated space per apartment.

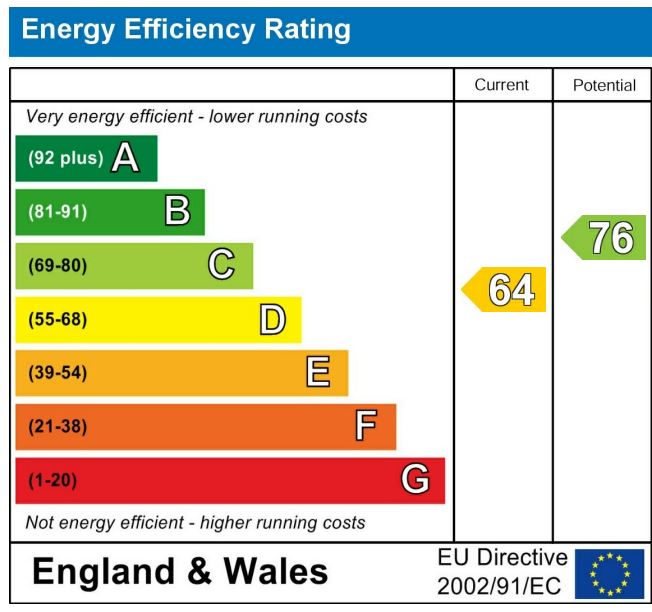
Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2114.03 for 2023/24

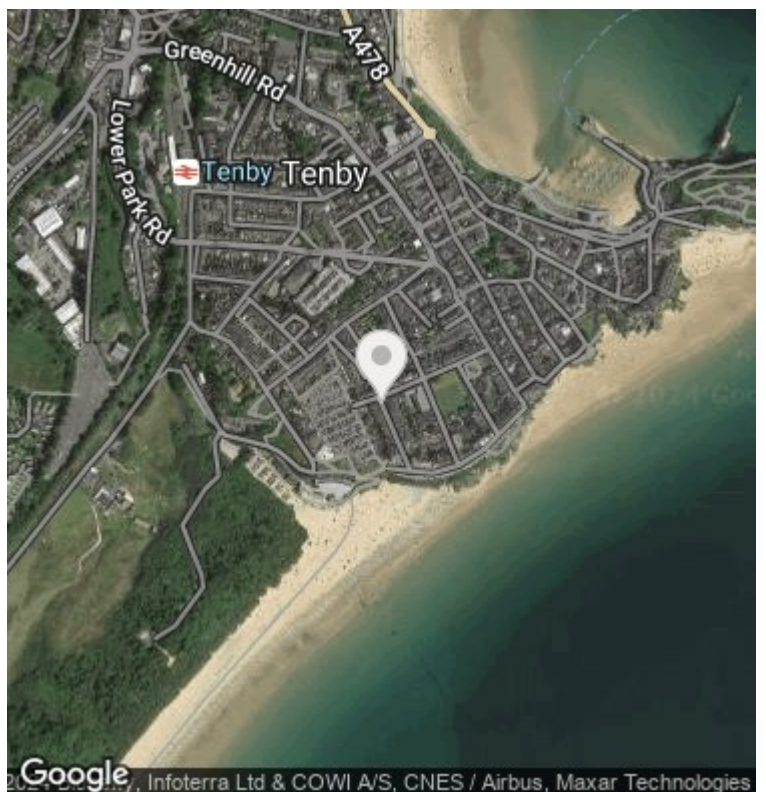
We are advised that mains electric, gas, water and drainage is connected to the property.

Commercial holiday letting is not allowed. Pets allowed with consent.

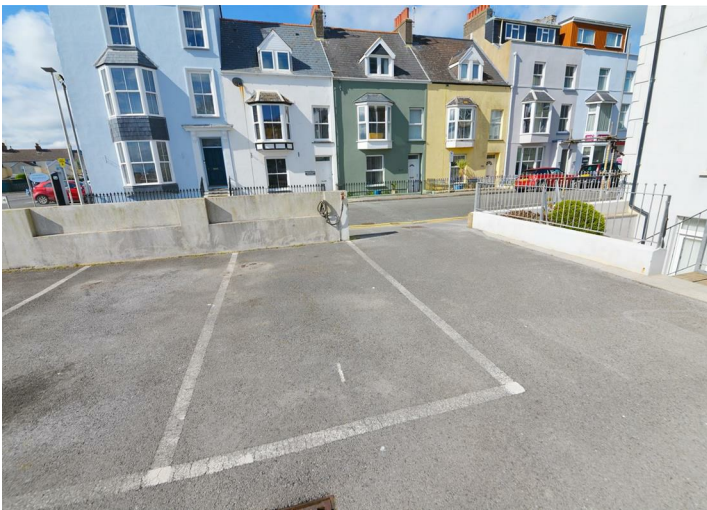
Service charge currently £50 per month. The management company is owned collectively by the leaseholders who organise insurance and external works and maintenance etc.



When heading along the South Parade with the town wall on your left, follow the road all the way along to the sea front and bear right along the Esplanade. Victoria Street is the last road on the right hand side and Southbay Apartments is on the left hand side at the very end of the road.







Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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