



The Paragon, Tenby, SA70 7HL

£450,000



A rare opportunity to purchase an immaculately presented two-bedroom apartment with allocated secure parking, and stunning open sea views over Caldey and St Catherine's and further to Giltar Point and beyond. The apartment benefits from an open plan living area with a door opening to the South facing balcony.

Being in the centre of Tenby has the advantage of being close to amenities and attractions, home to many tasty pubs, cafés, restaurants and shops. The property would make a fantastic home or holiday retreat.



LOCK HOUSE C.1750



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



- **Breath-taking Views**
- **Secure Gated Parking**
- **Large Timber Sash Windows**

- **Very Well Presented**
- **Share of Freehold**
- **Balcony Overlooking Beach**

Lounge/Kitchen/Diner 20'6" x 18'10" (6.26 x 5.76)

An elegantly planned open living area with large sash windows offering unbeatable views over The Paragon to South Beach, St Catherine's and Caldey Islands, Giltar Point and Worm's Head in the distance. The room has two modern, clay filled electric heaters, that can be controlled remotely with an app.

The kitchen offers a range of wall and base units, granite worktop, integrated sink, electric oven, hob, and extractor over, washing machine, dishwasher and fridge with natural light and views from the side window.

Hall

Two storage cupboards (one housing the immersion water heater) and one wall heater are found in the hallway.

Bedroom One 12'4" x 11'9" (3.77 x 3.59)

A double bedroom with large bay window to the side, offering sea views over the Paragon, with freestanding wardrobes and one wall heater.

Bedroom Two 11'2" x 7'8" (3.41 x 2.36)

A double bedroom with freestanding wardrobes and obscure stained glass feature window to rear.

Shower Room 7'8" x 4'5" (2.35 x 1.35)

Fully tiled walk-in shower, WC, towel radiator, sink in vanity unit, spotlights over.

Parking

A good-sized allocated parking space is accessed through fob controlled electronic gate at the rear of the building.

Please Note

The property is leasehold, with a share of the freehold, with a 999-year lease term from 2006.

Service charge is approx. £750 per year, with the cost of any bigger works shared between the 7 owners (e.g. painting every 7 years).

The Pembrokeshire County Council Tax Band is G- approximately £2882.77 for 2023/24

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



From our office walk up St Julian Street, through the square going left into St George's Street, then take the second turn on your left-hand side into St Mary's Street and Paragon House is the last building on left hand side. Rear gate allows access to parking with main entrance to the front of the building.





Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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