



Victoria Street, Tenby, SA70 7DY

£260,000



A first-floor apartment with private balcony to rear and sea views out to Caldey Island from the living room bay window.

The apartment comprises 2 bedrooms (with large balcony off the master), spacious lounge with bay window, well-equipped kitchen and family bathroom with electric-central heating throughout.

There is resident permit parking on Victoria Street and Tenby's vibrant town centre is less than a 5-minute walk away.

Whether you seek a comfortable residence, a seaside bolthole, or an investment opportunity, this property has no occupancy restrictions.



LOCK HOUSE C.1750



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



- Large Private Balcony
- Large Living Area with Bay Window
- Residents Parking Scheme

- Sea View from Lounge
- Central Heating Throughout
- Popular Location Near The Esplanade

Living Room 17'0" x 14'5" (5.2 x 4.4)

A large and bright room with feature ceiling rose, and a big bay window to the front offering a view down the street out to the sea.

There is a radiator, recessed storage cupboard, flame effect fire and doors leading to bedroom 2 and the kitchen.

Kitchen 8'2" x 6'10" (2.5 x 2.1)

A modern galley style kitchen, with ample storage in a range of wall and base units with tiled splashback, and electric oven and hob with extractor over. The electric boiler is housed in the corner cupboard, with feature cable mounted lighting overhead.

Bedroom One + Balcony 13'5" x 9'2" (4.1 x 2.8)

A good-sized double bedroom with built in cupboard and French doors leading out to a large private balcony to the rear. The balcony is accessed via a few metal steps and handrail down, with ample space to accommodate a table and chairs catching the sun until early afternoon.

Bedroom Two 7'10" x 5'10" (2.4 x 1.8)

A single bedroom off the lounge, with a large window overlooking Victoria Street.

Bathroom 7'10" x 5'10" (2.4 x 1.8)

Bathroom suite comprising bath and shower over with glass screen, WC, pedestal sink and towel radiator. There's a window to the rear.

Hallway

Communal stairwell leads to the entrance hall, with space for shoes and coats plus built in storage cupboard.

Storage Room

There is an additional external room on the half landing, which is a communal storage space with plumbing ready for a washing machine.

Please Note


The property is owned on a 125 year lease from 1991, but with a share of the freehold.

There is no ground rent, and an annual service charge is not paid; the owners pay a share of bills (for e.g. maintenance, painting, insurance) on an ad-hoc basis.

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.

EPC rating to be confirmed

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



As you turn into Victoria Street from the Esplanade, number 36 is the fourth property on the right-hand side and is entered via a couple of steps to the communal front door. An internal multi pane door opens to the stairwell.





Floor Plan

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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