



Gower House, Tudor Square, Tenby, SA70 7AD

£265,000



Situated in the heart of Tudor Square, this spacious top floor apartment boasts views of the sea and harbour to the rear, and over St Mary's Church and the town square to the front.

This charming flat has 2 good sized bedrooms, a bright and spacious open plan living area with sea views, family bathroom, and the added benefit of ownership of the large attic space above.

With its prime location overlooking the town centre, you'll have easy access to all the amenities and attractions that Tenby has to offer.



LOCK HOUSE C.1750



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



- **Sea and Harbour Views**
- **Spacious Apartment**
- **Feature Timber Beams**
- **Within Tenby Town Walls**

- **Views Over Town Centre**
- **Extra Attic Space**
- **Sash Windows**
- **Open Plan Living**

Entrance

The property is entered via a door next to Rembrandt Jewellers, under cover within the shop's frontage. Communal stairs lead up to this 3rd floor apartment, with the stairs continuing up into the attic space.

Lounge/Kitchen/Diner 21'11" x 16'4" max (6.68m x 4.98m max)

A large and bright open plan living space with dual aspect views. There's a sash window overlooking the town centre to the front and two large uPVC windows offering views of the beach and harbour to the rear.

Kitchen area comprises wall and base units, electric oven and hob with extractor above, full height fridge/freezer, sink, washing machine and dishwasher. Room has ceiling spotlights, Velux window and feature timber beams overhead.

Bedroom One 13'9" x 12'5" (4.2 x 3.8)

A light and spacious master bedroom with sash window (with secondary glazing) overlooking the town centre, feature ceiling beams, spotlights and radiator.

Bedroom Two 9'10" x 12'5" (3 x 3.8)

Currently used as a twin room, there is ample room for a double bed. The room has views over the town centre from the front of the property, via the sash window which has secondary glazing. Room has spot lighting, feature beams and radiator.

Bathroom 9'2" x 5'6" (2.8 x 1.7)

Fully tiled bathroom providing a bath, shower enclosure with an electric shower and WC. Lino flooring and a heated towel rail.

Attic Space

Top Sails has ownership of the attic space at Gower House. The space has been fully boarded, with several Velux windows providing natural light. Although there is low headroom, it is an ideal storage area. The Vaillant combi boiler is housed in this space.

Please Note

The property is leasehold with a 999-year lease from 2006.


Annual ground rent £100.

There is no fixed service charge amount, but the apartment is responsible for 13.5% of the total cost of external maintenance/repairs, and 25.7% of total internal maintenance. This has amounted to approx. £500 per year over the last 5 years.

Holiday letting is allowed.

Pets allowed with the consent by the freeholder.

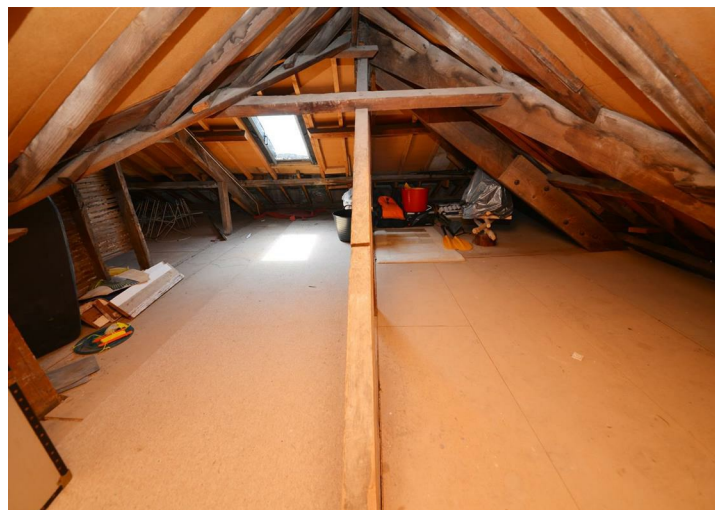
The Council Tax is Band D - £1921.51 for 2024/2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Gower House is the green building in Tudor Square, with Rembrandt and The Silver Lily on the ground floor. The property is entered via a door next to Rembrandt Jewellers in the Town Square, under cover within the shop's frontage, with communal stairs leading up to the apartments.





Floor Plan

3RD FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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