



7 St Marys Court, Tenby, SA70 7HH

£259,950



A well-presented two-bedroom apartment with sea views, situated in a purpose built complex within the Historic Town Walls, just 50 metres from the Paragon and the South Beach.

The property has a stylish finish with a mix of modern features and exposed brickwork, and benefits from secure garage parking. Additionally, the property boasts sea views to the front and rear, plus a balcony off the living area.

St Mary's Court is found in a quiet location in the town, and is a couple of minutes' walk from the town centre's restaurants, bars, shops and beaches.

The flat would make an ideal town centre residence, holiday bolt-hole or investment.



LOCK HOUSE C.1750



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



- **2 Bedroom Apartment**
- **Sea Views Front and Rear**
 - **Town Centre**
 - **Balcony**

- **Secure Allocated Parking**
 - **Well Presented**
 - **Large Master Bedroom**
 - **Ideal Investment**

Hallway

The property is entered via a uPVC door from the central courtyard. The living area and shower room are to the rear of the property, with the bedrooms to the front, either side of the hall. There is a full height storage cupboard that houses the electric water heater, with a central ceiling light.

Open Plan Living Area 21'1" x 14'3" (6.43 x 4.34)

Bright and spacious with living area to the front, dining area to rear, plus fitted kitchen with a number of floor and wall mounted units, integral electric hob, oven, microwave, dishwasher, fridge, single sink with drainer, and ceiling spotlights. The main living area has a feature exposed brick wall, with centre ceiling light point, two ceiling spotlights and electric room heaters in both dining and living areas.

Door opens onto the balcony and uPVC double glazed window looks out to the end of St Mary's Street with views of the sea and glimpses of Caldey Island.

Bedroom One 16'10" x 8'8" (5.13 x 2.64)

A large master bedroom boasting views out to St Catherine's Island. It has a centre ceiling light point and wall light, electric room heater and built in wardrobes.

Bedroom Two 10'2" max x 7'10" (3.10 max x 2.39)

A second double bedroom with uPVC window to the rear of the property looking to the inner courtyard, two wall lights, electric heater and built in corner wardrobe.

Shower Room

The modern shower room is fully tiled with electric underfloor heating, ceiling spotlights, extractor fan, WC, wash hand basin, electric shower in glass enclosure, plus electric heated towel rail.

Parking

The apartment owns 1 parking space. This is accessed through a secure and locked gate from Cresswell Street. Stairs lead up to a central courtyard and on to all apartments.

Please Note

The property is leasehold, with a 999-year lease from 1983.

The current service charge is £1450.00, with an annual ground rent of £50.

The apartment can be commercially holiday let.

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

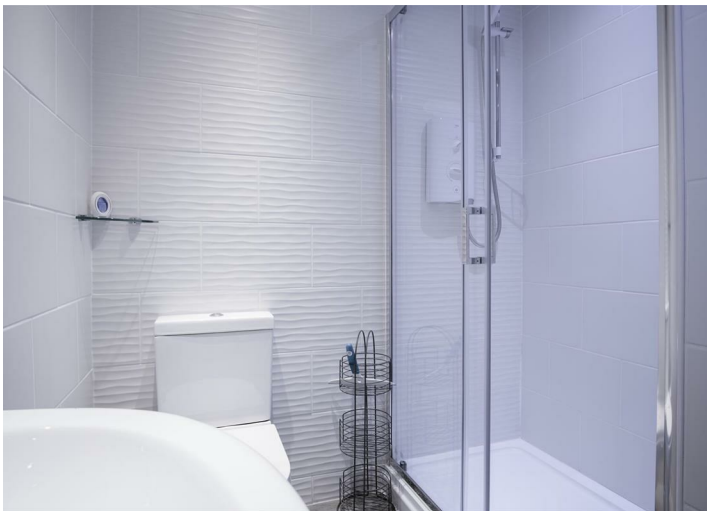


St Marys Court is entered via a private gated entrance from Cresswell Street, or additional pedestrian access from St Mary's Street. You enter the secure parking area, with one parking space allocated to flat number 7. Four flights of stairs take you up to flat 7 which is then located on your left-hand side. Please note there is no lift.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



7 ST MARYS COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only

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