



**Top Sails, Flat 3 Gower House,
Tudor Square, Tenby
OFFERS IN REGION OF £295,000**

- **Top Floor Apartment**
- **Two Bedrooms, 1 Bathroom**
- **Amazing Central Location
On Tudor Square**
- **Stunning Views Over
North Beach & Harbour**
- **Beautifully Presented
Throughout**
- **Ideal Holiday Let Or
Investment**
- **Gas Central Heating**
- **EER - D**

THE PROPERTY

A beautifully presented third floor apartment with stunning panoramic views across North Beach and the Harbour, ideally positioned in the heart of Tenby's Tudor Square to reach the resort's pubs, restaurants, boutiques and award winning beaches. The property is stylishly presented with a bright and airy feel throughout, and comprises Entrance Hall, open plan Lounge/Kitchen/Dining Room, Two Bedrooms and Family Bathroom. The property also benefits from a large attic which is ideal for storage. Top Sails is an established successful holiday let property and an ideal investment property.

HALLWAY

Enter through solid timber door from secure communal lobby. Doors to various rooms. Entry intercom telephone. Laminate flooring.

LOUNGE/KITCHEN/DINING AREA

023' 3" x 16' 3" (7.09m x 4.95m)

Open plan living space with high ceilings and lots of natural light. Laminate flooring. Inset spot lights.



LOUNGE

Velux skylight to rear and two full height tilting windows to rear with stunning views across Tenby's North Beach and Harbour.



VIEW FROM LOUNGE





KITCHEN/DINING AREA

Sash window to front with views over Tenby's bustling Tudor Square. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer. Integral fridge, freezer, dishwasher and electric four ring hob and oven with extractor over. Space and plumbing for washing machine. Ample space for family size dining suite.



VIEW OVER TUDOR SQUARE



BEDROOM 1

14' 0" x 12' 6" (4.27m x 3.81m)
Sash window to front with views over Tudor Square and St Mary's church. Laminate flooring. Inset spot lights.



BEDROOM 2

12' 2" x 9' 7" (3.71m x 2.92m)

Sash window to front with views over Tudor Square.
Laminate flooring. Inset spot lights.



FAMILY BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m)

Fitted with matching suite comprising WC and pedestal wash hand basin. Bath and separate glazed enclosure housing electric shower. Fully tiled walls and floor. Heated towel rail. Extractor. Inset spot lights.



FRONT ASPECT

The property is nestled in the heart of Tenby's Tudor Square, perfectly located to reach the beaches, restaurants and boutiques which are all within a stone's throw.



EXTERNALLY

The property is approached via a secure communal lobby with secure telephone entry system. The apartment also has a sizeable attic area ideal for storage accessed by separate staircase from the lobby. The attic has Velux windows to side and rear and is fully boarded. (Please note there is limited head height)

PROPERTY TENURE

We believe the property to be Leasehold, 985 years remain on a 999 year lease.
27.5 % of any maintenance/ building insurance. No other service/ground rent.

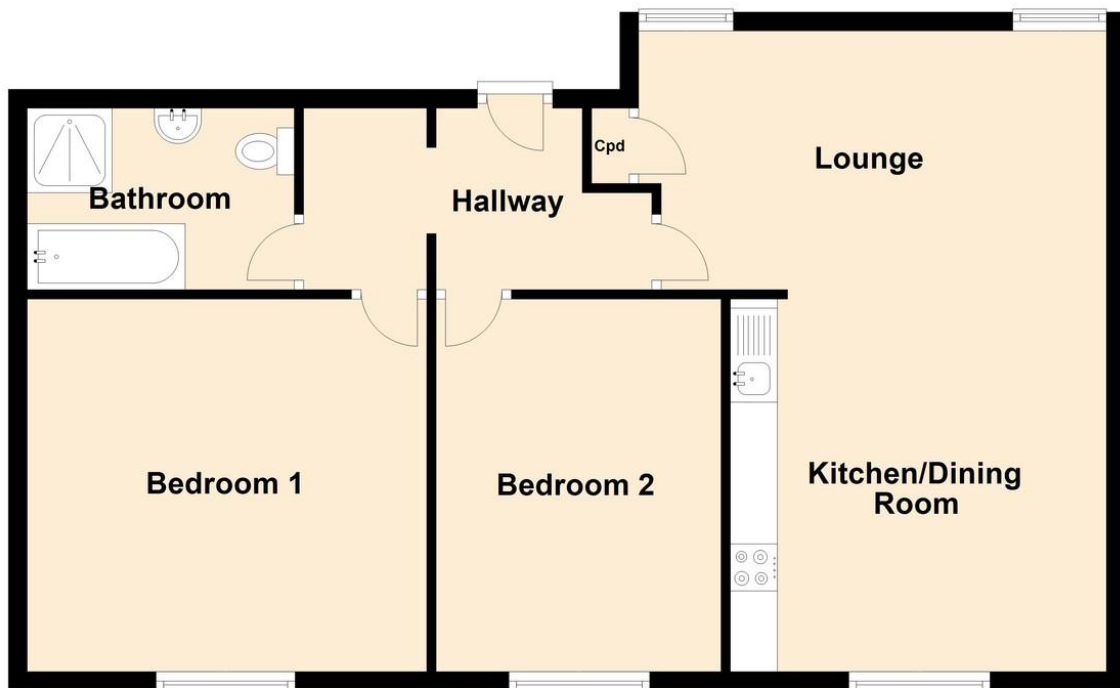
DIRECTIONS

From our office turn left and walk along St George's Street. Turn left again onto High Street. The entrance to Gower House will be found to the right of Rembrandts Jewellers.

FLOOR PLAN

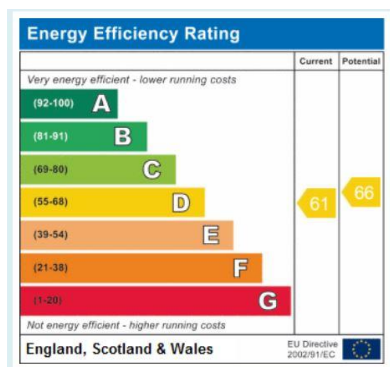
Ground Floor

Approx. 784.0 sq. feet



Top Sails, Flat 3, Gower House, Tudor Square, TENBY

ENERGY PERFORMANCE GRAPHS



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