



6 Sparta House, Crackwell St, Tenby

PRICE REDUCED TO SELL O.I.R.O £239,500

w w w . c h a n d l e r r o g e r s . c o . u k

6 Sparta House, Crackwell St, Tenby





## The Property

This beautifully presented top floor Apartment is situated in a Grade II Listed building within the historic town walls, and is perfectly located to reach the North Beach, the Harbour and Carmarthen Bay. The well appointed accommodation enjoys uninterrupted views over Tenby's iconic Harbour, Castle Hill, North Beach and beyond, and comprises Entrance Hallway, Lounge/Kitchen/Dining Room, Two Double Bedroom and Shower Room. The apartment has been completely renovated to a very high standard by the current owner, and further benefits from newly installed low consumption electric heating, brand new double glazed windows and a secure intercom entry system. This delightful property would make a wonderful home or holiday home. Tenby is the most popular seaside resort in Pembrokeshire and has some of the best beaches on this coast, as well as a pretty working harbour and an historic walled town with pretty cobbled streets and a variety of cafes, shops and restaurants, within yards of the apartment.



## Hall

Enter from secure communal lobby into Hallway. Oak doors to all room. Double doors to large airing cupboard housing the hot water cylinder. Engineered wood flooring.

## Lounge/Kitchen/Diner

8.23m x 3.33m (27'0" x 10'11")

Two double glazed sash windows to front with glazed dormer cheeks and deep sills, allowing



## View Over Castle Hill

## View From Lounge Window

## Kitchen/Breakfast Area

Fitted with a brand new modern kitchen with base units and matching worktop extending to a breakfast bar with two seats; ideally positioned so you can enjoy the wonderful view while you dine. Inset composite 1.5 sink and drainer. Brand new integral appliances comprising electric four ring hob and over with extractor over, dishwasher, washer dryer and under counter fridge.

## View From Kitchen Window

## Bedroom 1

3.96m x 3.35m (13'0" x 11'0")

Window to rear. Low consumption Rointe electric radiator. TV point.

## Bedroom 2

3.35m x 2.13m (11'0" x 7'0")

Window to rear. Low consumption Rointe electric radiator. TV point.

## Shower Room

Fitted with brand new modern matching suite comprising WC, wash hand basin in vanity unit, and electric shower in large glazed enclosure. Part tiled walls. Engineered wood flooring. Heated towel rail. Extractor.

## Property Information

We believe the property to be Leasehold, 966 years remain on a 999 year lease.

Service charge £2,000 per annum.

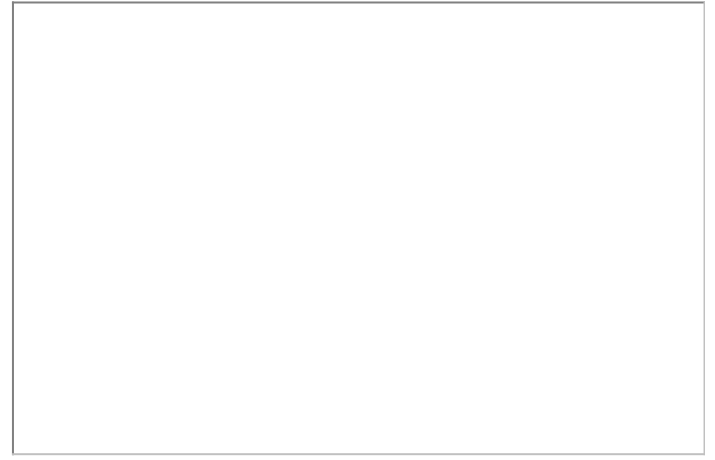
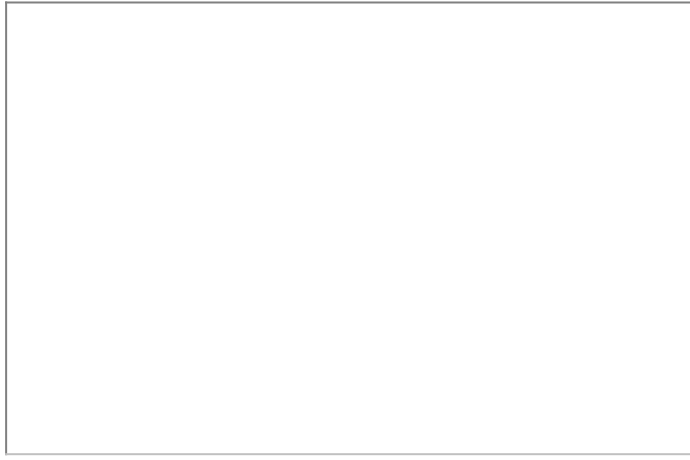
We understand all mains services are connected.

Sparta House is a Grade II Listed Building

## Directions

From our office in Upper Frog Street, turn right out of the office and take the next left, follow the lane to the left, follow the lane to the left, Sparta House is on the right hand side of the lane.

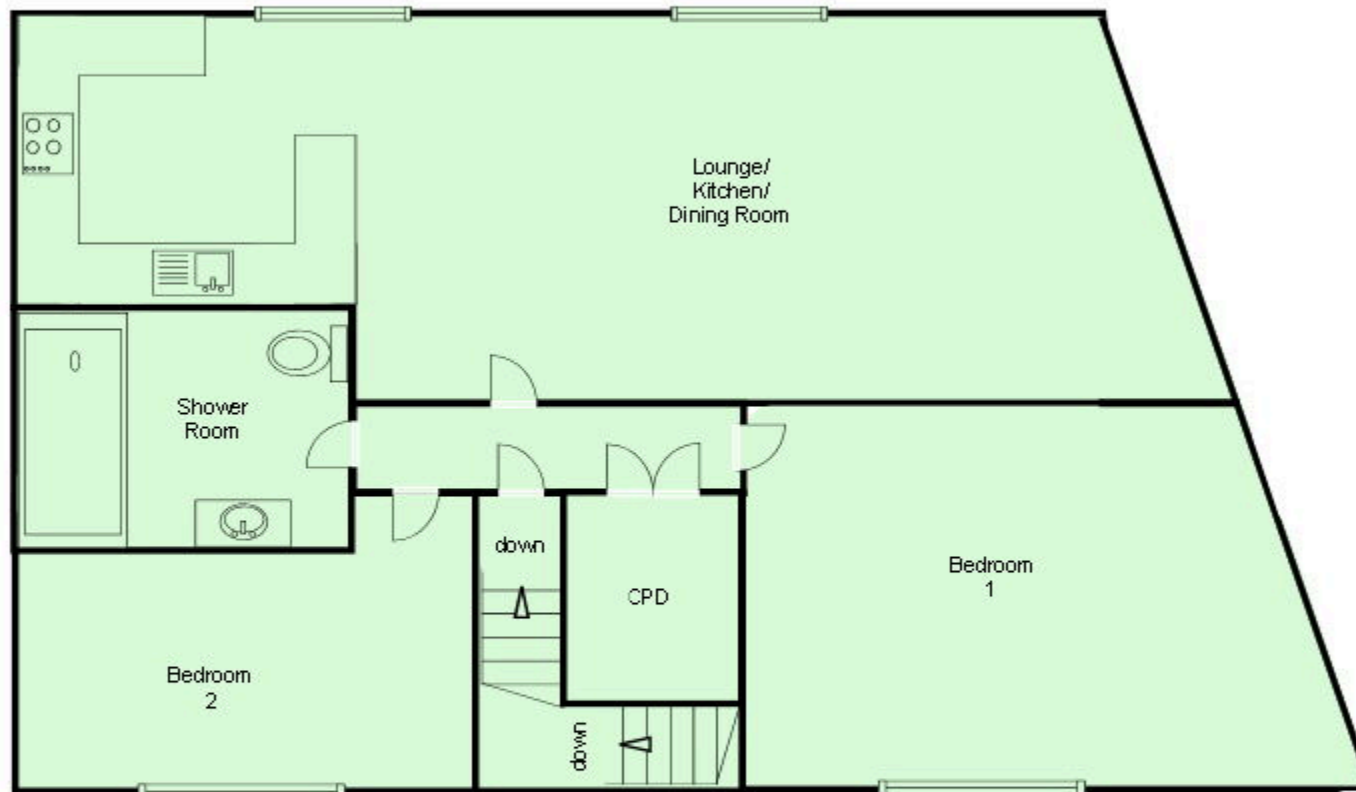




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	68   D
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	68   D
39-54	E		
21-38	F		
1-20	G		





For illustrative purposes only, not to scale.