



11 The Cobourg, Upper Frog Street, Tenby

Offers In Region Of £450,000

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## 11 The Cobourg, Upper Frog Street, Tenby

This luxury two bedroom Penthouse apartment is located within the historic walls of the medieval town of Tenby. Beautifully appointed, this spacious third floor apartment offers accommodation comprising: Open Plan Lounge/Dining Room and Kitchen, Two Double Bedrooms, Master with En-Suite and separate Family Bathroom. There is also a large south facing decked roof terrace accessed via the Lounge, Kitchen and one of the Bedrooms, from where wonderful panoramic views can be enjoyed over the town towards Giltar Point and Caldey Island. There is the added benefit of allocated parking in a secure gated garage, communal gardens and a lift facility. Situated in the convenient location of Upper Frog Street the property is ideally positioned to reach all of Tenby's beaches, the harbour and the variety of shops, restaurants and pubs this popular seaside resort offers. The apartment would make a wonderful holiday home or permanent residence.





## THE PROPERTY

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## LOBBY

Security doors from Upper Frog St and from Parking Garage to well kept communal lobby with lift and stair access to all floors. Door to apartment Entrance Porch.

## Entrance Porch

Window to front. Door to Inner hallway.



## HALLWAY

L shape Hall with doors to all rooms. Loft access. Secure entry telecom system.

## Lounge/Kitchen/Dining Room

9.75m x 5.18m (32'0" x 17'0")

Bright and generous open plan living space. Two sets of timber frame full height picture windows to rear, with two sets of timber frame French doors to rear giving access to the large South facing roof terrace.

## Kitchen

Fitted with a range of base and wall units with matching granite worktop. Inset stainless steel sink and drainer. Integral Neff electric oven and four ring hob with extractor over. Quality integral appliances comprising microwave, fridge, freezer, washing machine and dishwasher. Cupboard housing wall mounted Vaillant gas combi boiler. Porcelain floor tiles.



## Dining Area

The dining area is adjacent to the roof terrace which is accessed via glazed French doors which allow full enjoyment of the south facing aspect and the views over town and beyond.

## Lounge Area

Ample space for family sized Lounge suite.

## Roof Terrace

A large South facing roof terrace with newly installed composite decking. The terrace can be accessed from the Lounge, Kitchen and Bedroom 2 and is enclosed by glass balustrades. Enjoying wonderful views over the ancient town wall, Tenby town and beyond towards Caldey Island and Giltar Point, this fantastic space is truly a unique selling point and offers a superb spot for al fresco dining and relaxing.



## Master Bedroom

3.35m x 3.05m (11'0" x 10'0")

Window to front. Door to En-suite Shower Room.

## En-Suite Shower Room

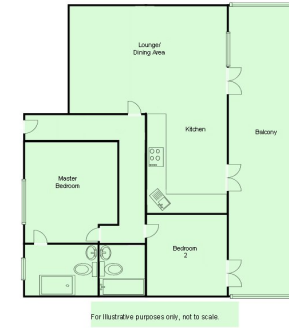
Window to front. Fitted with matching contemporary suite comprising pedestal wash hand basin, WC, and main shower in glazed double enclosure. Chrome heated towel rail. Fully tiled walls and floor. Extractor.

## Bedroom 2

3.66m x 3.35m (12'0" x 11'0")

French doors to rear opening onto the decked roof terrace with superb views.





## Family Bathroom

Fitted with matching contemporary suite comprising pedestal wash hand basin with illuminated mirror above, WC, and P shape bath with mains shower over and glass screen. Chrome heated towel rail. Fully tiled walls and floor. Extractor.

## Externally

There are landscaped communal garden is to the rear which stretch to the ancient town wall with feature arches.

## Secure Garage Parking

The apartment has an allocated parking space for one vehicle in the covered garage below the apartment block, which is entered off Upper Frog Street; a true rarity within the town walls.

## Property Information

We believe the property to be Leasehold, 111 years remain on a 125 year lease.

Service charge approximately £2,900 per year and Ground Rent at £100 per annum

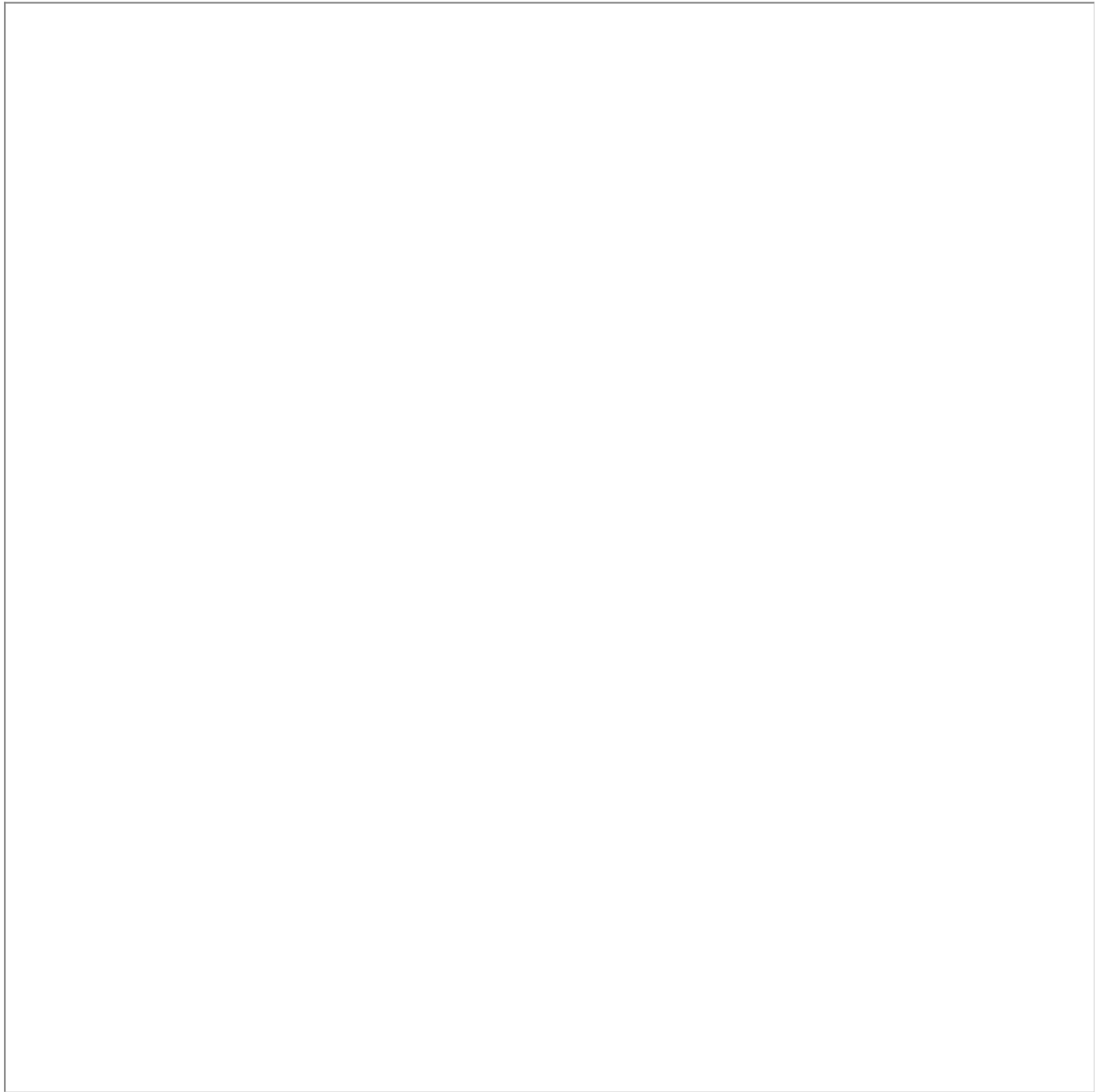
All mains services connected.

Council Tax Band F

The managing agents are Birt & Co.

## Directions

From our office turn left and proceed up the street for a few yards. The entrance to the apartment block will be found on the left hand side.



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