



2 Cobra House, Upper Frog Street, Central Tenby

Offers In Region Of £175,000

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

2 Cobra House, Upper Frog Street, Central Tenby





THE PROPERTY

A well appointed First Floor Apartment situated in a Grade II Listed Georgian building within the historic town walls of Tenby. The accommodation has been recently renovated to a high standard to include new carpets and flooring and a new Kitchen suite, and comprises open plan Lounge/Kitchen/Diner, Shower Room and Bedroom. The property also benefits from clever space saving pull down beds in the living area, electric heating and large timber frame sash windows, which allow for plenty of natural light. 2 Cobra House would make an ideal pied-a-terre, holiday or residential let, as it is perfectly located to reach amenities which include shops, cafes and restaurants. The beautiful beaches and pretty working harbour are a few minutes walk from the apartment.

Entrance

Enter from Nelson's Walk which has gated access from Upper Frog St and South Parade. Opening to well kept communal lobby with stairs to all apartments.



Hall

Doors to all rooms. Telephone entry intercom.



Lounge/Kitchen/Diner

5.44m x 4.9m (17'10" x 16'1")

Open plan living space with triple pane timber frame bay window to the front, the perfect spot for people watching. The space features two clever space saving pull down beds.

Kitchen Area

Newly fitted with a range of wall and base units with matching worktop. Integral appliances comprising four ring electric hob and oven with extractor over, and under counter fridge. Inset 1.5 composite sink and drainer with mixer tap over. Electric instant hot water boiler. Vinyl flooring.

Bedroom

3.18m x 2.51m (10'5" x 8'3")

Timber frame sash window to rear.

Shower Room

Fitted with matching suite comprising WC, wash hand basin in vanity unit with mirrored cupboard above, and electric shower in corner enclosure. Fully tiled walls. Vinyl flooring. Extractor.

Property Information

We believe the property to be Leasehold, a new 250 year lease will be created upon purchase.

Service charge: A fair and proper proportion of the Service Costs as reasonably determined from time to time by the Landlord.


The exterior and windows were all painted in September 2022.

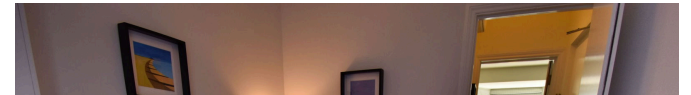
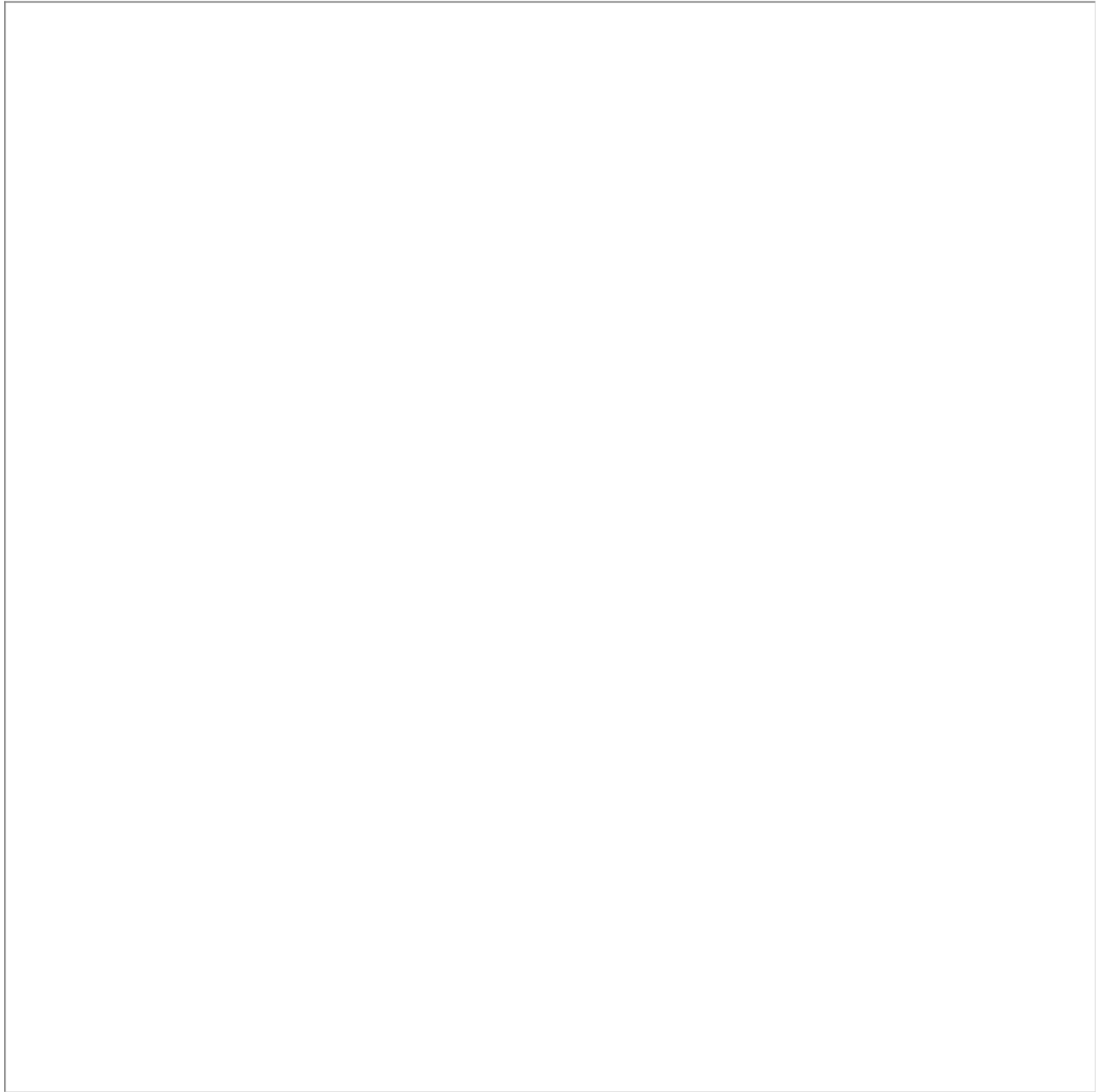
Ground Rent is £200pa subject to review every 10 years.

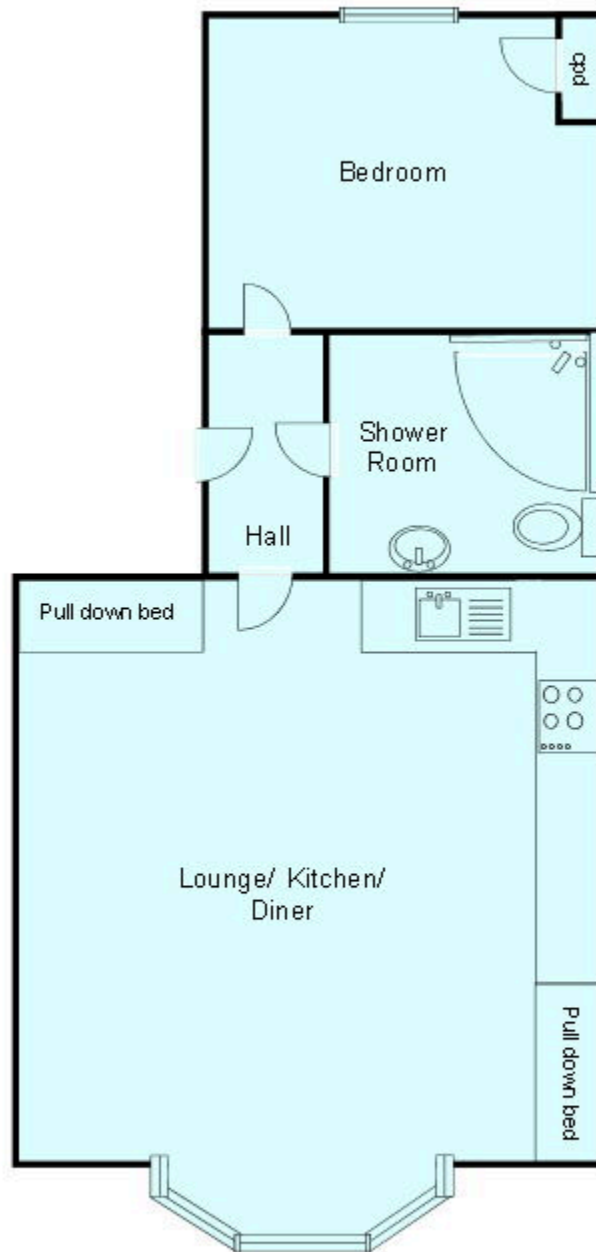
Cobra House is a Grade II Listed Building





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |





2 Cobra House
For illustrative purposes only, not to scale.