



Flat 9 Northcliffe House, Tenby

Offers In Region Of £225,000

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## Flat 9 Northcliffe House, Tenby

A beautifully presented fourth floor apartment with stunning panoramic views from all sides across North Beach and Tenby Harbour, Castle Hill, St Mary's Church and the town, all the way towards Giltar Point and the rolling countryside beyond. The accommodation comprises Entrance Hall, open plan Lounge/ Kitchen/Diner, One Bedroom and Shower Room. The property is stylishly presented and benefits from a bright, airy feel. Currently a highly successful holiday letting property, the apartment is ideally positioned in the heart of Tenby for ease of access to all amenities. Tenby town has a range of restaurants, shops, lovely sandy beaches and many popular attractions.







## The Property

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## Entrance

Enter via a well kept secure communal lobby with stairs to all floors.



## Hall

Doors to all rooms. Doors to two large closets with built in shelving and hanging rails, one housing the electric instantaneous hot water heater.







## Lounge/Kitchen/Diner

5.59m x 4.98m (18'4" x 16'4")

L Shape open plan living space. uPVC tri fold window to front with integral window seat, enjoying views towards Giltar Point, over St Mary's church, Tenby town and up towards The Ridgeway. Two Velux windows to the side allow views out to sea towards St Catherine's Island and Castle Hill,

## Kitchen

Fitted with a range of contemporary wall and base units with matching worktop extending to breakfast bar with space for three seats. Integral appliances comprising electric hob and oven, under counter fridge and freezer and washing machine. Inset stainless steel sink and drainer with mixer tap over. Part tiled wall. Tiled floor. LED plinth lighting.

## Bedroom

5.03m x 3.81m (16'6" x 12'6")



## Shower Room

Velux window to side with views over the town. Fitted with matching modern suite comprising WC, pedestal wash hand basin, and electric shower in glazed enclosure. Fully tiled walls and floor. Heated towel rail. Extractor.

## Property Information

We are advised the property is Leasehold. 992 years remain on a 1000 year lease.

Service charge/management company is in the final stages of being set up at the moment but the anticipated annual charge for our property is around £500 p/a.

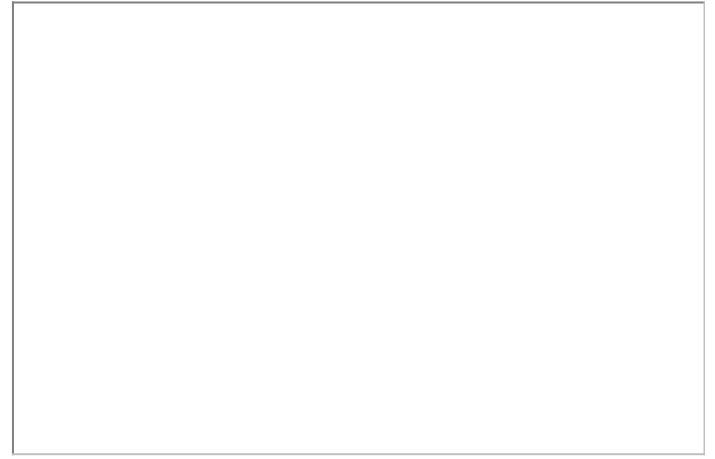
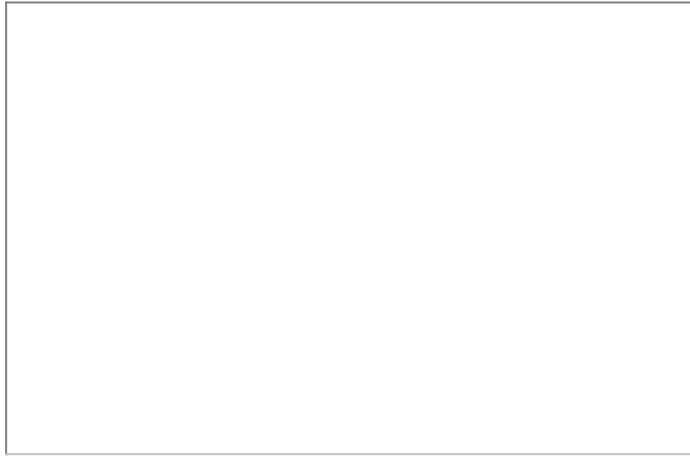
Ground Rent 'peppercorn' at no financial value

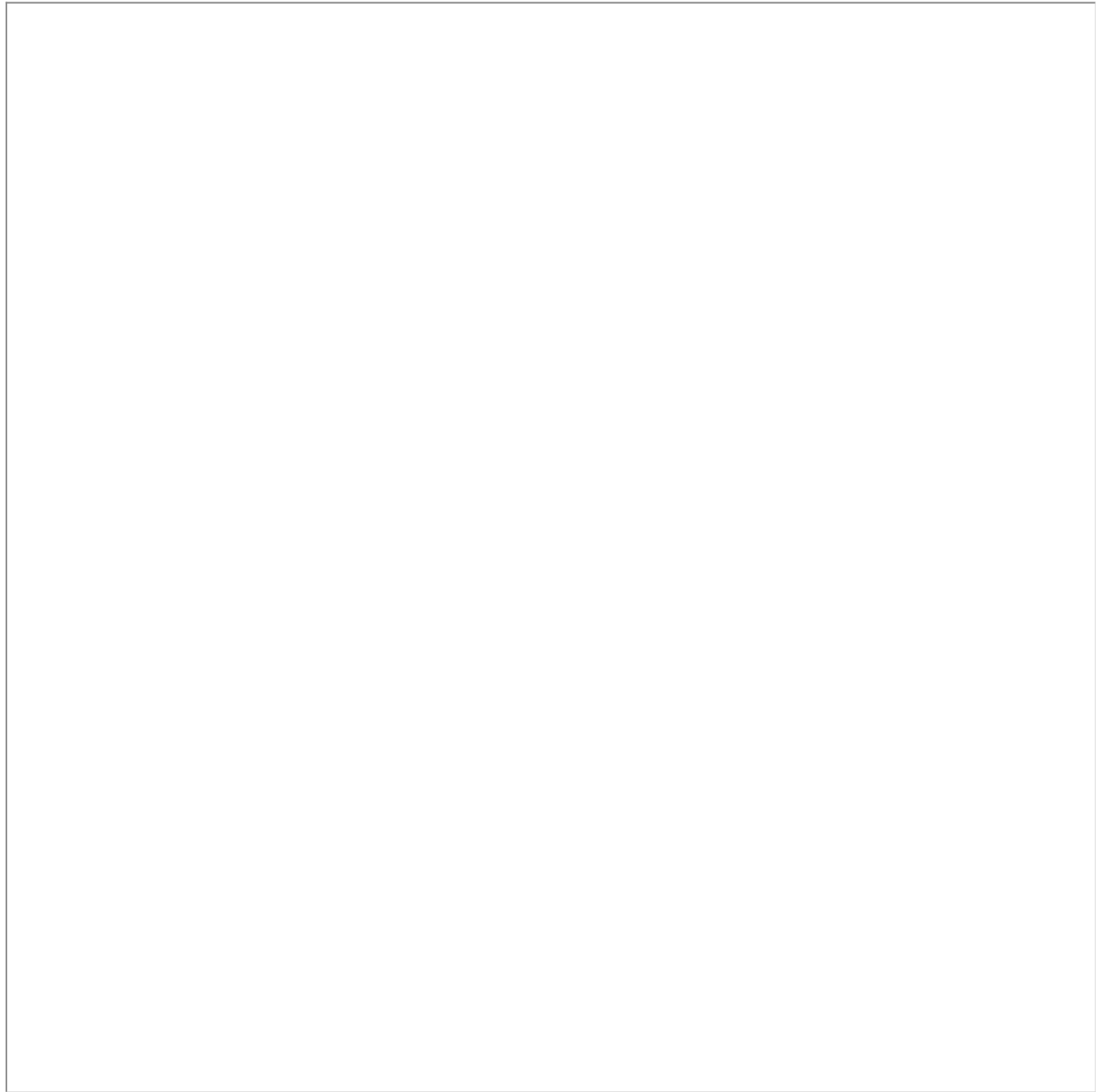
Mains power and drainage connected.

## Directions

From our office turn left and walk along St George's Street. Turn left again onto High Street







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