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COURT

The Cove, Aces Court, Warren Street, Tenby

Offers In Region Of £230,000

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## The Cove, Aces Court, Warren Street, Tenby

Situated within a short walk from the historic town walls, this beautifully presented basement floor apartment offers bright and spacious accommodation which has been renovated to a very high specification by the current owner, comprising Entrance Hall, Open Plan Lounge/Kitchen/Dining Room, Two Double Bedrooms (the Master being En Suite) and Family Bathroom. The property also benefits from gas central heating, engineered wood flooring, downlighters and double glazing throughout with stylish and contemporary décor. The stunning beaches, harbour, shops and amenities are all within easy reach. An ideal holiday let, investment or family home, viewing is highly recommended.







## The Property

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### Entrance Hall

3.35m x 1.64m (10'11" x 5'4")

Accessed via stairs down from secure communal lobby to large foyer area. Enter via solid composite door with battery operated security display. Glazed double doors to the Lounge/Kitchen/Dining Room. Doors to Bedrooms.



### Open Plan Lounge/Dining Area/ Kitchen

6.81m x 4.74m (22'4" x 15'6")

Large room with space for relaxed seating areas and a family sized dining table and chairs. Open to Kitchen area. Frosted window to side. Built in modern electric fire and space for wall hung TV above. Door to Bathroom.







## Bathroom

2.76m x 2.35m (9'0" x 7'8")

Bath with shower over. Wall hung wash hand basin. WC. Chrome towel radiator. Extractor fan. Ceramic tiled floor and part tiled walls.

## Bedroom 1

4.12m x 3.27m (13'6" x 10'8")

Doors to built in wardrobe. Door to En Suite.

## Ensuite

3.28m x 1.23m (10'9" x 4'0")

Large shower enclosure. WC. Wash hand basin in vanity unit. Chrome towel radiator. Ceramic flooring and part tiled walls.

## Bedroom 2

3.88m x 2.39m (12'8" x 7'10")

Frosted window to the side. Door to large cupboard (3.36m x 0.86m) housing wall hung gas combi boiler.

## Property Information

We are advised the property is Leasehold. 998 years remaining on a 999 year lease.

Service Charge ??? per annum

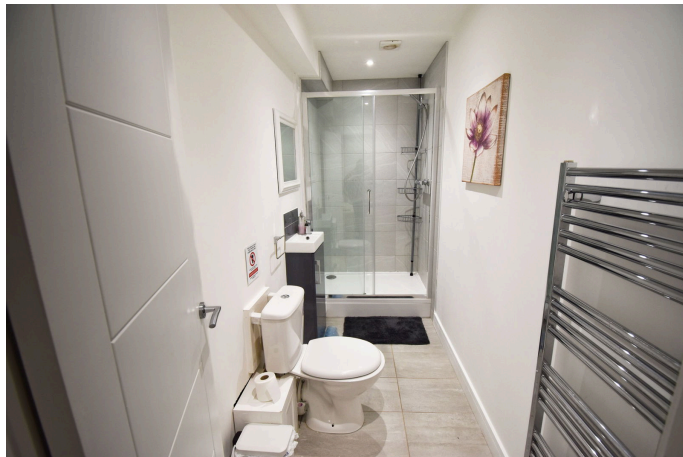
Ground Rent ??? per annum

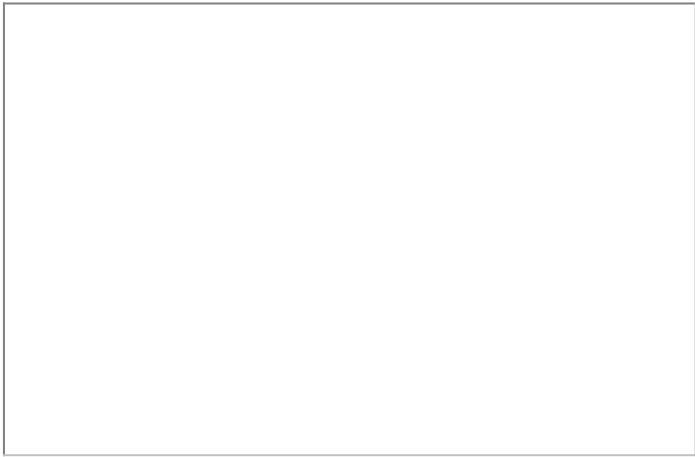
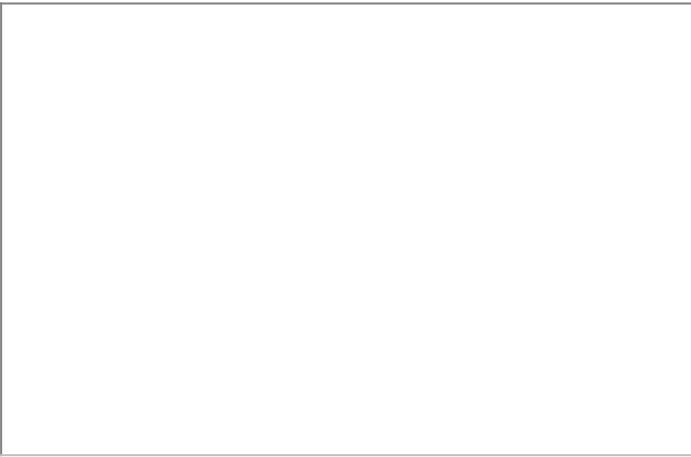
We understand that all mains services are connected, with no restrictions on holiday letting.

Council Tax Band B.

## Directions

From our office proceed to the top of Upper Frog Street and turn left. Cross straight over at the





The Cove, Ace Court,  
Warren St, Tenby  
For illustrative purposes only, not to scale.

