



37 Victoria Street
Tenby
SA70 7DY

£260,000

Flat
Leasehold



A beautifully presented 2-bedroom 2-bathroom lower ground floor apartment, offering light and spacious accommodation. The apartment has an en-suite master bedroom, and open plan living space, with a private access from the street, a large internal hallway with built in storage, and natural light to the front and back.

Located just off The Esplanade and only 300m from the town wall, the property is conveniently and centrally located, but Victoria Street is just outside the hustle and bustle of the town.

The property benefits from a paved courtyard, a rarity in the town centre. It's accessed from both the lounge and 2nd bedroom, and offers a comfortable and private outdoor space.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **2 Bedroom Apartment**
- **Private Rear Courtyard**
 - **EPC Rating C**
 - **En-suite Bedroom**

- **50 Meters To Sea Front**
- **Beautifully Presented**
- **Successful Holiday Let**
 - **Original Features**

Hallway

Steps lead down from Victoria Stret, directly into the property's front door. The hallway has recessed spotlighting, solid wood flooring, and two built in storage cupboards.

Open Plan Living Area 10'8" x 11'3" (3.25 x 3.43)

The bright space has a lounge area to rear with solid wood double glazed French doors opening to the rear patio area, and solid wood flooring running through the room.

Kitchen 16'11" x 10'1" (5.16 x 3.07)

The fitted kitchen has a number of units with tiled splash back, breakfast bar with storage cupboards, and appliances including integrated oven, fridge, freezer, hob with extractor over and stainless-steel sink.

Bedroom One 11'11" x 11'3" (3.63 x 3.43)

The front bedroom has ornate ceiling rose, solid wood double glazed sash window to the front of the property, built in wardrobe, and door to en-suite shower room.

Ensuite Shower 7'8" x 5'6" (2.34 x 1.68)

En-suite has recessed spot lighting, full height tiling all the way round, shower cubicle with mains shower, pedestal hand wash basin, WC and central heating radiator.

Bedroom Two 12'3" x 9'0" (3.73 x 2.74)

Bedroom two is to the rear of the property, with centre ceiling light point with ornate ceiling rose, solid wood double glazed door out to the rear patio, and central heating radiator.

Bathroom 8'4" x 5'5" (2.54 x 1.65)

The tiled bathroom has a mains shower over the bath, pedestal hand wash basin, WC, and heated towel rail.

Outside

Outside to the rear of the property is an enclosed courtyard, ideal for table and chairs. This patio area is accessed through the flat, and is for its exclusive use. The courtyard can be accessed from the living area, or the 2nd bedroom.

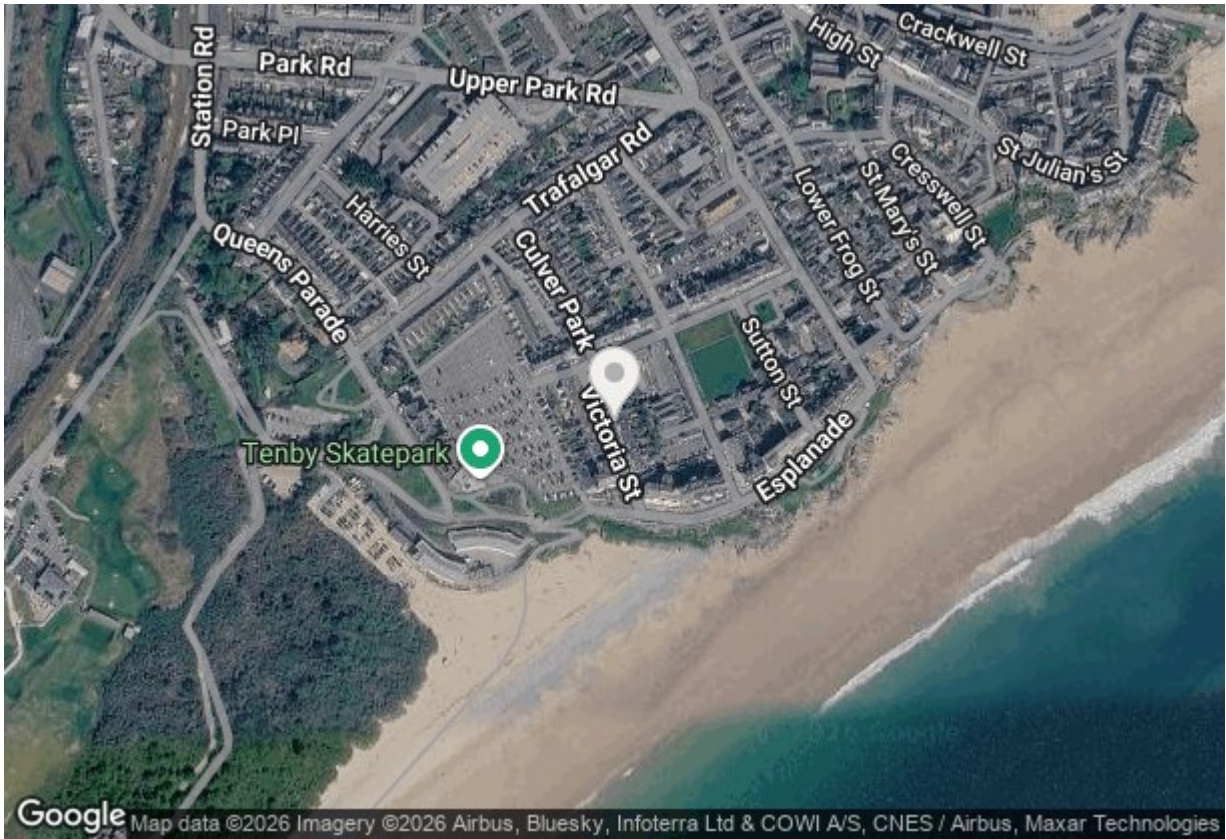
Notes

The property is leasehold, with a share of the freehold. Lease of 999 years from 2008.

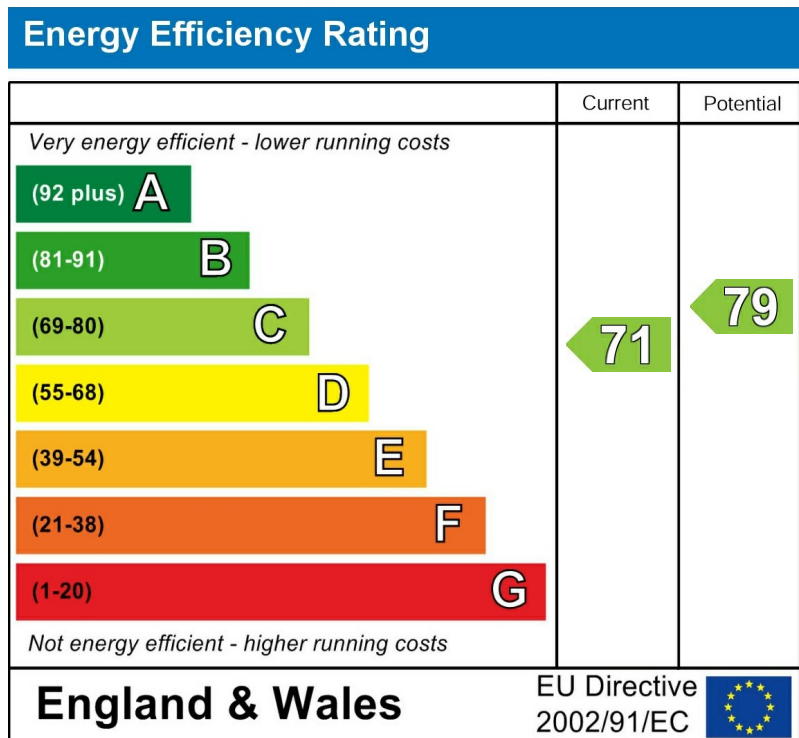
The annual service charge varies - the average of the last 3 years is £2600.

We are advised that mains gas, electric, water and drainage is connected to the property.

The council tax is band D (currently on business rates relief)



Follow the town wall all the way along to the sea front and bear right along the Esplanade. Victoria Street is the last road on the right-hand side and number 37 Caldey View is approximately 20 yards on the right.









Floor Plan



Floor 0 Building 1



Approximate total area⁽¹⁾
71.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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