



34 Victoria Street  
Tenby  
SA70 7DY

£225,000

Flat

Leasehold - Share of Freehold



Just steps away from the seafront, this top floor apartment has 2 double bedrooms, open plan lounge kitchen/diner with open mezzanine level above, plus a family bathroom and ensuite shower room, with separate storage room on the half landing.

The property has an abundance of natural light from the many windows and skylights above, with French doors and Juliette balcony off the main bedroom.

There is resident permit parking on Victoria Street, and Tenby's vibrant town centre is less than a 5-minute walk away.



LOCK HOUSE C. 1750



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



- **Town Centre Apartment**
  - **Lots of Natural Light**
  - **Open Plan**
  - **Top Floor**
- **En-Suite Bedroom**
  - **2 Bedrooms**
  - **Mezzanine Level**
  - **Well Presented**

## Entrance

The main entrance has an original timber staircase leading up to the apartment's front door. Stairs lead up past the storage room and up again into the open plan living area.

## Open Plan Living Area

Stairs lead up into the bright and open plan living area, which has the kitchen, sitting area beyond on a separate raised level, and doors off to all rooms.

## Mezzanine Level

A paddle staircase takes you to the open Mezzanine level, which has skylights above, and built in cupboard housing the combi boiler.

## Main Bedroom

The master double bedroom has an ensuite shower room, and patio doors opening to the Juliette Balcony.

## En-Suite

Ensuite has corner shower cubicle with mains shower, pedestal sink, WC, and heated towel radiator.

## Bedroom Two

Second bedroom has pitched ceiling and dormer window to the rear.

## Family Bathroom

The main bathroom has a bath, WC, sink, and heated towel radiator.

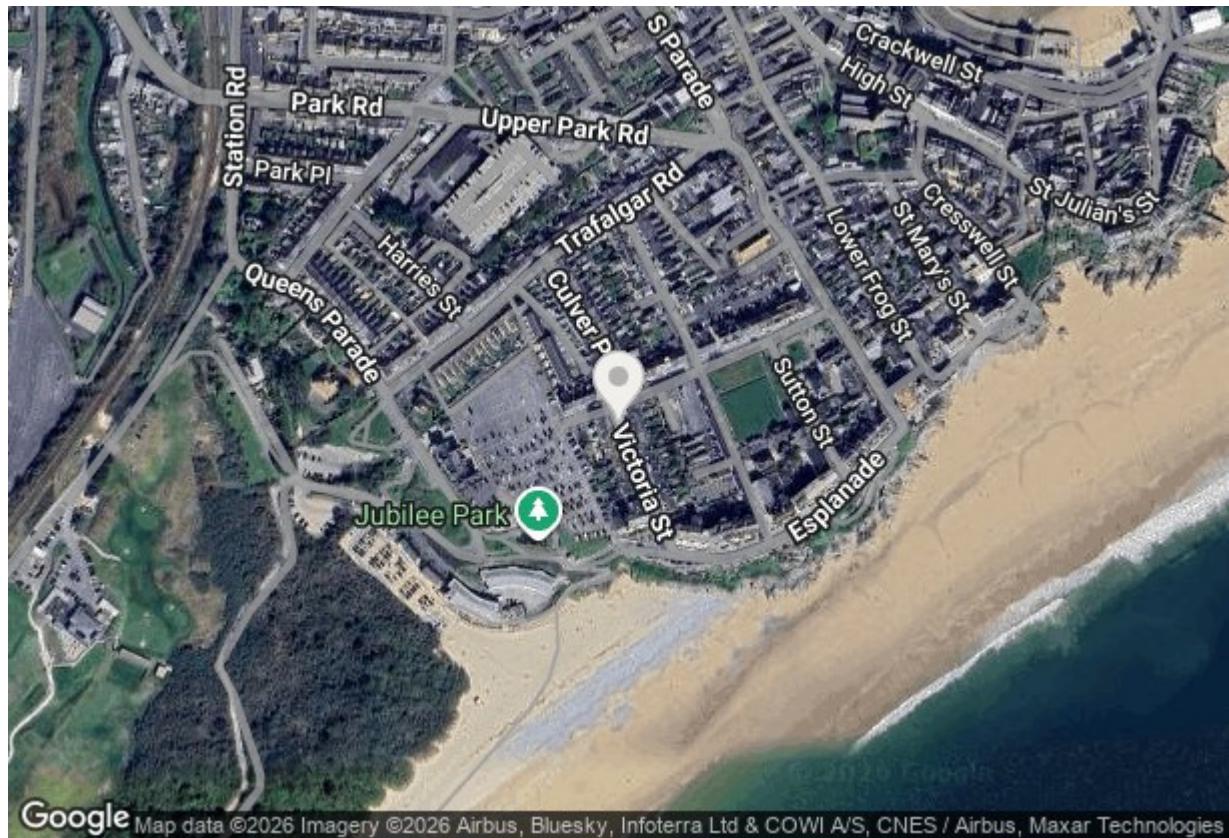
## Please Note

The Pembrokeshire County Council Tax Band is D - approximately £2095.71 for 2025/26.

The leaseholders each have a share in the management company, and this owns the freehold of the building.

The property is owned on a leasehold basis, with 999-year lease from 2009.

Service charge is £70 per month with annual ground rent of £1.

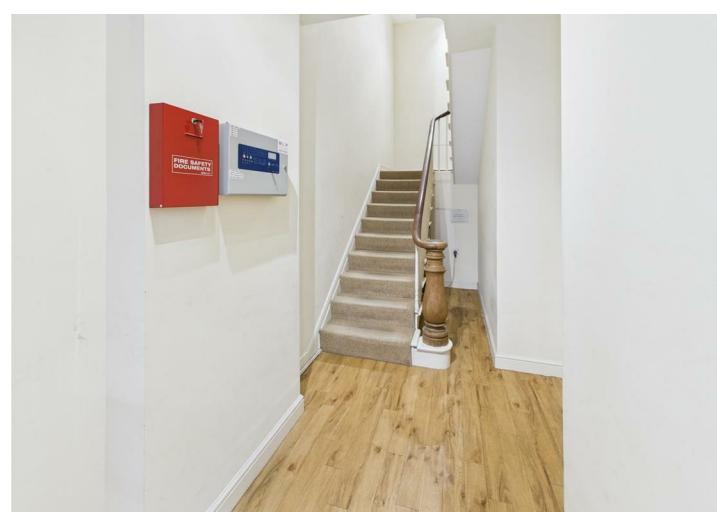


Victoria Street is the last street between South Cliff Street and the Esplanade, when following the one-way system past the seafront.

### Energy Efficiency Rating

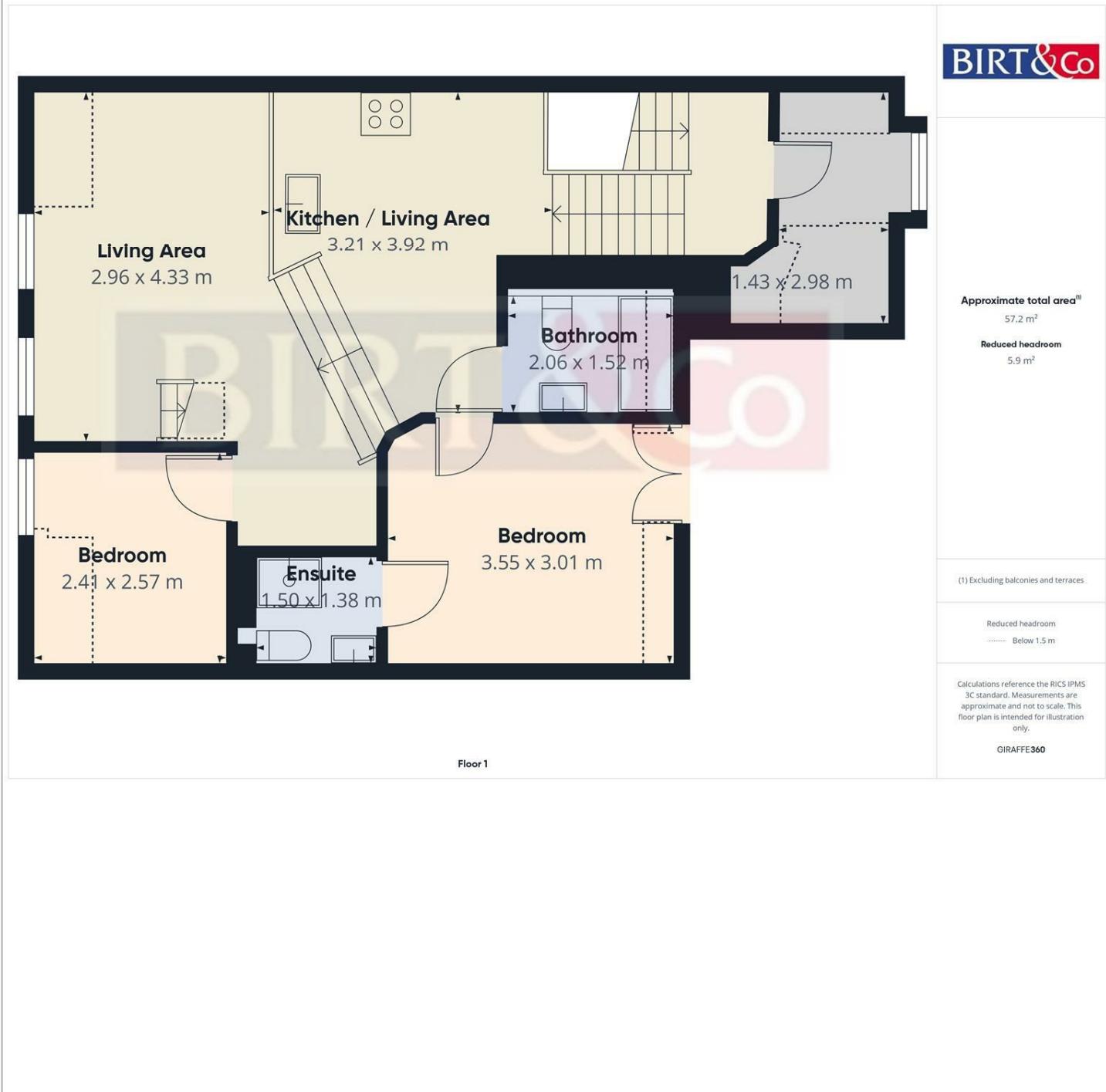
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.