Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk

Flat 2 Harbour Court
Saundersfoot
SA69 9EN

£165,000

Flat
Leasehold

3 | 1 | 1 | E

A spacious apartment in the centre of Saundersfoot, approximately 100 yards from the Harbour and Beach.

The light and airy flat has the advantage of large windows, and a south facing communal terrace. It is ideally situated to benefit from the facilities of Saundersfoot on your doorstep.

With 3 bedrooms, spacious living/dining room, modern kitchen and built-in storage throughout, the property lends itself to a variety of uses, and it is currently holiday let.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Spacious 3 Bed Apartment**
- **Close to Amenities**
- **EPC Rating E**
- **No Chain**
- **Convenient to Car Parks**
- **150 Metres from Beach**
- **Holiday Let**
- **Village Centre**

Hallway
The front door opens into the hallway, with doors to WC, Lounge, Kitchen, and a storage cupboard. A further door separates the living spaces from the bedrooms and shower room to the rear.

Living / Dining Room 12'9" x 18'8" (3.89 x 5.69)
A large living area to the front of the property, with big picture window looking out to the front terrace, and space for dining furniture to the rear.

Kitchen 12'10" x 9'8" (3.91 x 2.95)
Kitchen has a range of wall and base units, uPVC window to the front, and a small larder with a window letting in natural light.

Shower Room
There is a stained-glass window above the shower, borrowing natural light from the kitchen. The tiled room has a walk-in shower, sink and towel radiator.
Please note, there is a separate WC in the hallway.

Separate WC
Separate WC has centre ceiling light point, WC and basin.

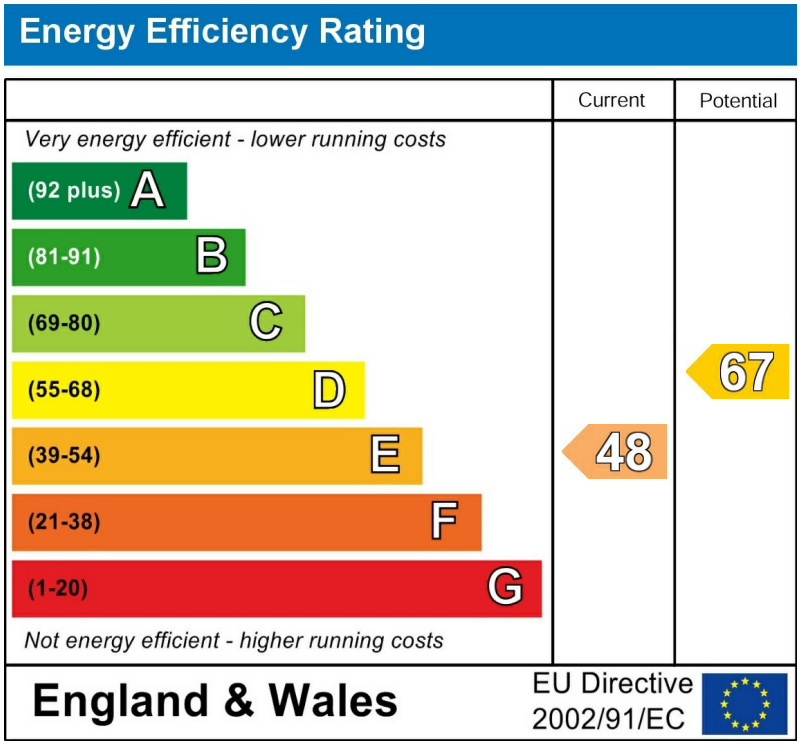
Bedroom One 15'0" x 9'8" (4.57 x 2.95)
Spacious double bedroom with a large picture window overlooking Milford Street, built in double wardrobe and centre ceiling light point.

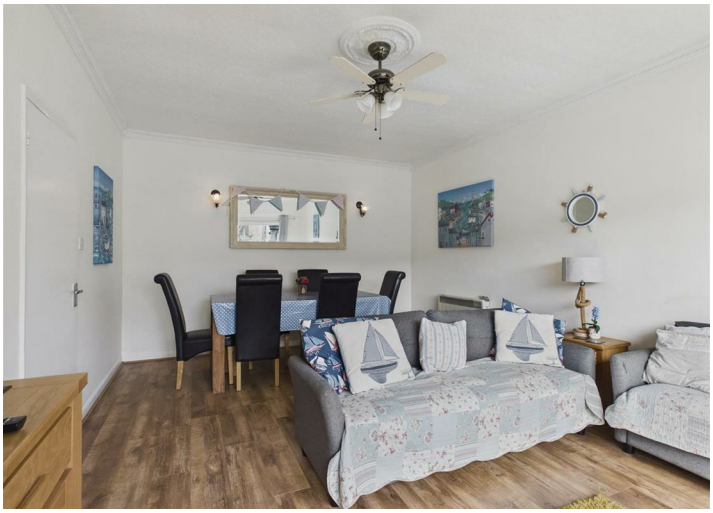
Bedroom Two 12'0" x 9'3" (3.66 x 2.82)
A 2nd double bedroom with built in wardrobe, large picture window overlooking Milford Street.

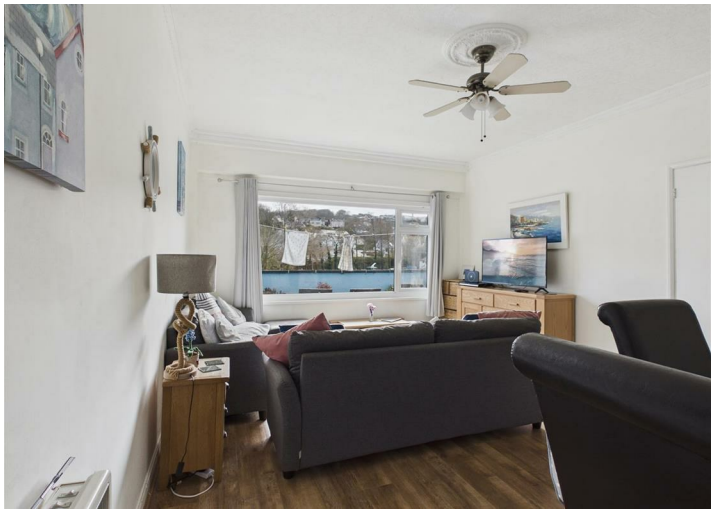
Bedroom Three 15'0" x 11'2" (4.57 x 3.40)
A single bedroom with large picture window overlooking Milford Street and built in double wardrobe.

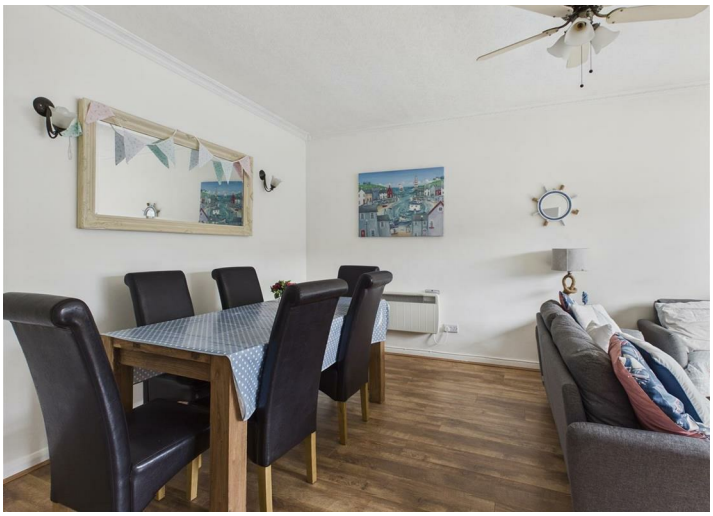
Please Note
The property is in Harbour Court on the 1st floor above commercial premises.
We are advised that mains electric, water and drainage is connected to the property.
The property has a 999-year lease from 1983.
The annual service charge is circa £500.
The annual ground rent is £50 (fixed for the term).
Holiday letting is allowed.
Pets are allowed with freeholder consent.
The Pembrokeshire County Council Tax Band is C - approximately £1934.22 for 2026/27.

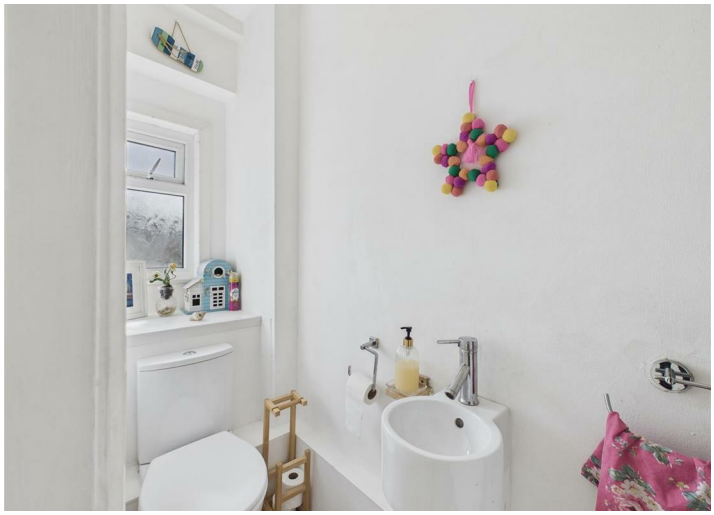
From our office head to the village of Saundersfoot, go down St Brides Hill and turn left onto the one-way system, and just before the turning into The Regency car park Harbour Court entrance is on your left. A uPVC door opens onto a flight of stairs. Go up these to the first floor and number two is the third flat along.



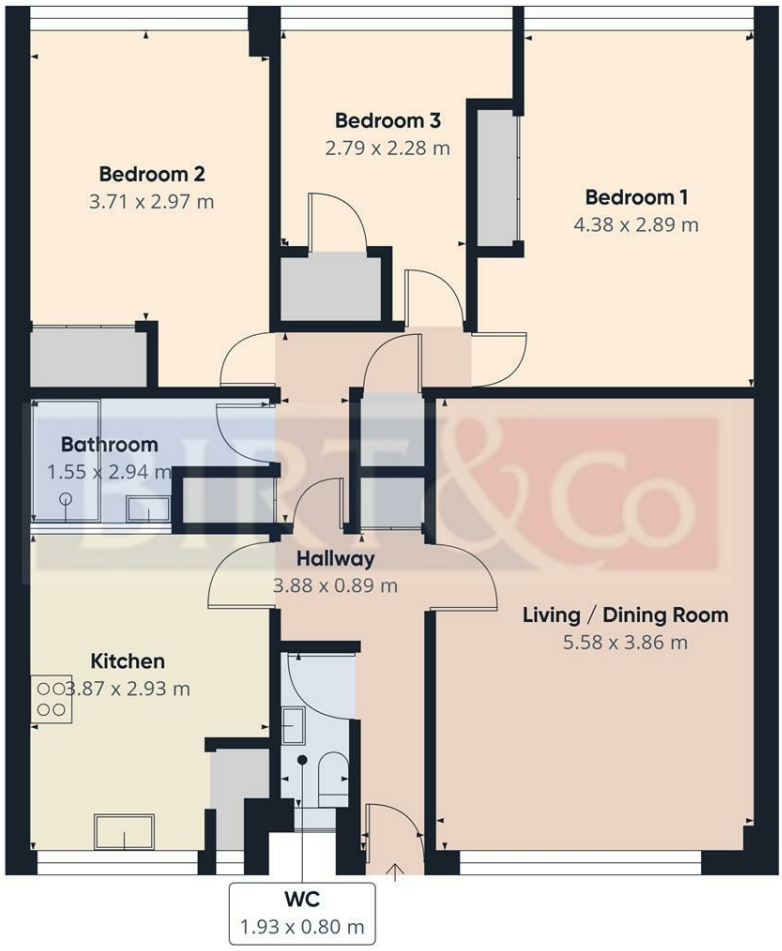








Floor Plan



BIRT&Co

Approximate total area[1]

84.2 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.

GIRAFFE360

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.

BIRT&Co