

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised leasehold 125 years from 2021 ground rent £100 p/a, service charge is 12.5% of overall costs.

Tax: Band C

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/11/24/DRAFT

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

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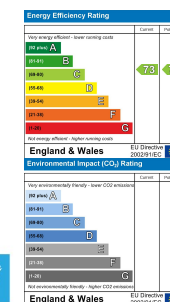


## Skokholm Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

- Centre Of Tenby Town
- Walking Distance to Beach
- Grade II Listed Building
- Parking Permit for One Vehicle
- Gas Central Heating
- Three Bedroom First Floor Apartment
- Immaculately Presented
- Successful Holiday Let
- Shared Veranda Area To Rear
- EPC Rating: C

£385,000

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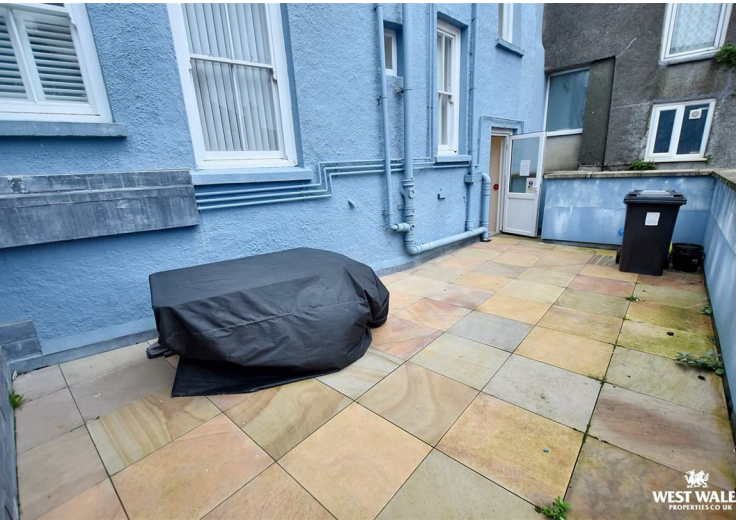


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*The Agent that goes the Extra Mile*







Skokholm is a first floor 3 bed apartment with the benefit of shared use of an outside area. Accessed by a communal staircase, the layout of the property briefly comprises: entrance hall, open plan kitchen and living area, three bedrooms with fitted wardrobes, en-suite shower room and family bathroom.

The property benefits from gas central heating and a neutral decoration throughout with modern kitchen and bathroom suites. Externally, there is a balcony area to the rear which enjoys lovely view across the rooftops towards Caldey Island. The building itself is Grade II listed and sits in a prominent position in the heart of Tudor Square, with character sash bay windows overlooking the square from the living area and master bedroom. Amenities such as restaurants and shops are on your doorstep and the beaches and harbour are located just a few hundred yards away. The property is a successful holiday let and has the added benefit of being sold with no onward chain. The current owners have a parking space in the multi-storey car park that they will pass to the new owners. Viewing is highly recommended!

Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



### DIRECTIONS

This property is located above the Seasalt Clothes Shop in Tudor Square, Tenby. What3Words: florists.hazel.balancing

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