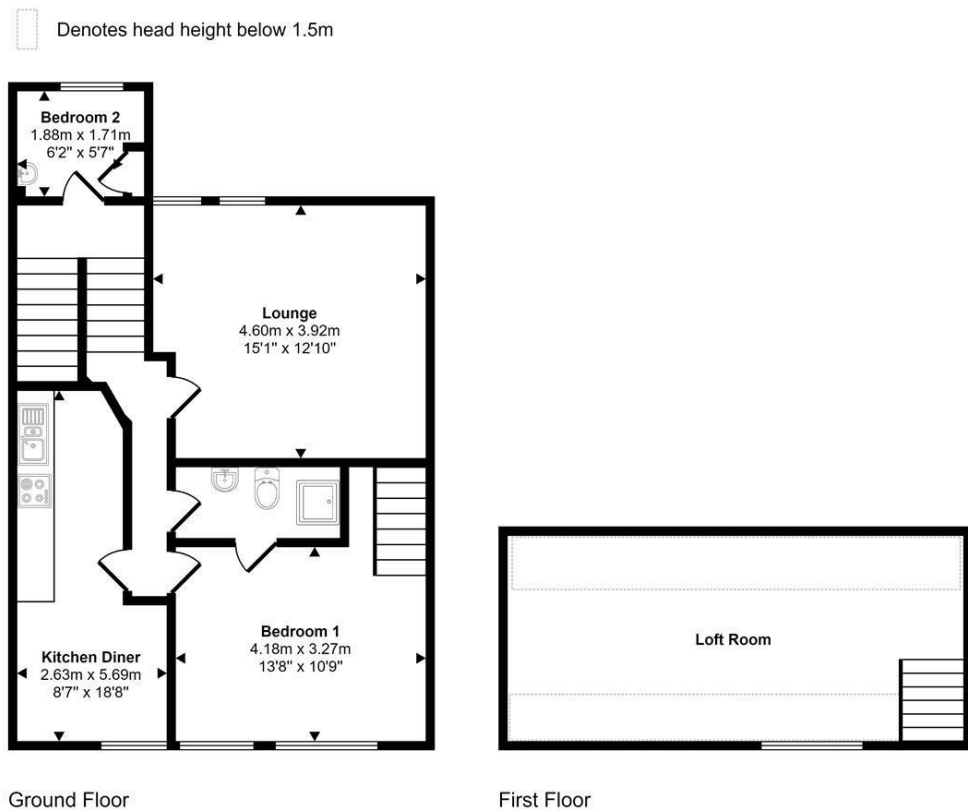




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 125 years from 1992

ANNUAL GROUND RENT: £50

GROUND RENT REVIEW PERIOD: [every 25 years]

ANNUAL SERVICE CHARGE AMOUNT: £726

SERVICE CHARGE REVIEW PERIOD: [year]

HEATING: Gas

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

ADD/ESL/03/25

TAKEONOK/01/04/25

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @VWProps

<https://www.facebook.com/westwalesproperties/>

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**

12 Victoria Place, SA61 2LP

EMAIL: [auction@westwalesproperties.co.uk](mailto:auction@westwalesproperties.co.uk)

TELEPHONE: 0345 094 3004

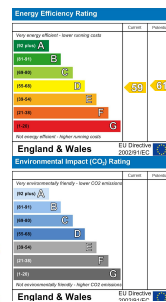


## Flat 4, 36 Victoria Street, Tenby, Pembrokeshire, SA70 7DY

- Top Floor Apartment
- Loft Room
- Sea Views
- Walking Distance to Beach
- Gas Central Heating
- Two Bedrooms
- Kitchen/Diner
- Tenby Town Location
- Leasehold (125 Years with 95 Remaining)
- EPC Rating D

**Guide Price £175,000**

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





This top floor apartment is situated in the heart of Tenby Town, within a short walk to award winning beaches, cafe's and restaurants. The accommodation, in need of slight modernisation comprises; Living Room with a feature brick fireplace, Kitchen/Diner fitted with a range of units, One Double Bedroom with access up to the Loft Room, benefitting from lovely views over Tenby Golf course and South Beach, there is one further single Bedroom and Bathroom. The property is in an ideal location and would make an ideal first time buy or investment property.

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.



**AUCTIONEER'S COMMENTS:**  
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.



**DIRECTIONS**  
From the Tenby Office, walk down Church Street and head towards the Five Arches. At the arches, turn left towards onto South Parade, continue straight towards the Esplanade. Turn right onto The Esplanade and continue along this road to the end, then take the last right onto Victoria Street. The property will be on your left towards the top end of the street.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.