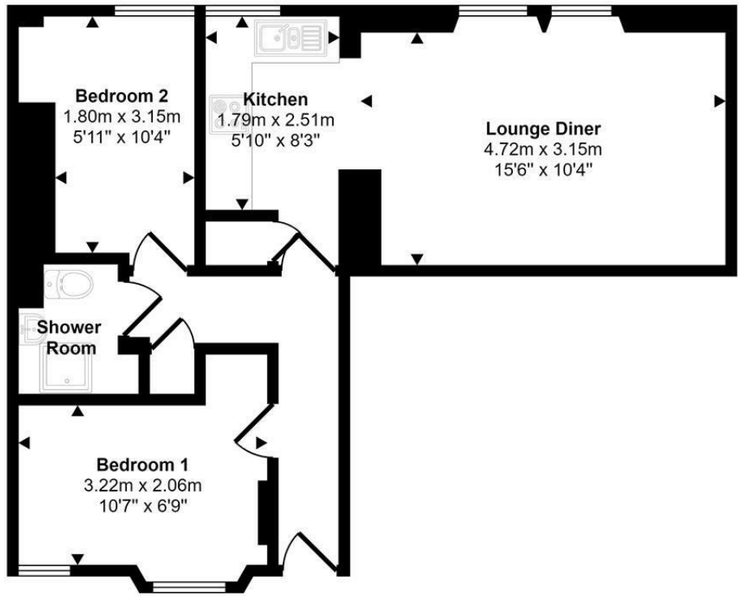
Approx Gross Internal Area
47 sq m / 507 sq ft



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.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 99 years with 52 years remaining
ANNUAL GROUND RENT: £50
GROUND RENT REVIEW PERIOD: Every 33 years
ANNUAL SERVICE CHARGE AMOUNT: £600
SERVICE CHARGE REVIEW PERIOD:

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Exempt
HEATING: Electric

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.

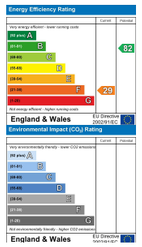
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

Flat 6, Harbour Court Bridge Street, Tenby, Pembrokeshire, SA70 7BU

- Leasehold Flat (99 Years With 52 Years Remaining)
- Open Plan Kitchen/Living/Diner
- Two Bedrooms
- Communal Courtyard
- EPC Rating: F
- Ideal Investment
- Modern Shower Room
- Town Centre Position
- Close To Beach

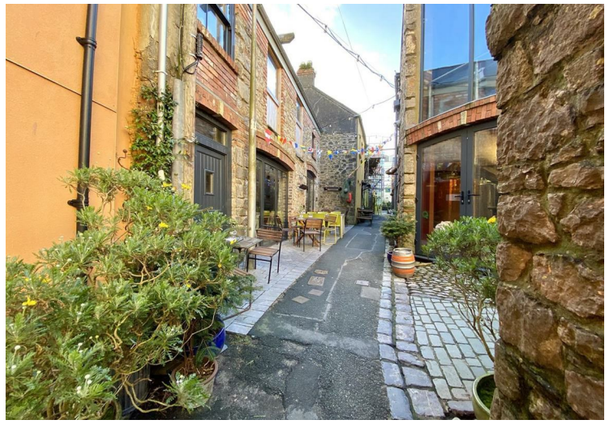


Price Guide £185,000

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile



This leasehold flat is situated in a prime location, in the town centre of the historic coastal town of Tenby. The property which is currently run as a holiday let, has partial sea views of Tenby Harbour. With the beautiful sandy beaches of Tenby on your doorstep, the property would make the ideal investment. You are also within walking distance to the array of local shops, cafes and restaurants that the town has to offer. Viewing is highly recommended to appreciate the fantastic location and all it has to offer!

The property which is located on the second floor comprises; of the entrance hallway which leads through into the contemporary gloss kitchen, with integrated appliances. There is an open plan living/dining room which benefits from the partial sea views from the sash windows. The flat provides a contemporary shower room, and two bedrooms, with the master offering outside access to a balcony area which overlooks the communal courtyard.

Externally, the property is accessed off Sergeants Lane through a wooden gate, which leads through into the communal courtyard area. If you continue to the end of Sergeants Lane it will bring you to Tenby harbour and North beach.

Tenby is a popular seaside resort with iconic harbour, 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

From the Tenby office the property is within walking distance. Go down St Julians Street and then take a left just after The Nook onto Sergeants Lane. Continue down lane passing the brewery and Harbour Court is located on the left hand side. What/Three/Words:///hexes.bunk.overheat

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.