

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 - 999 years from 29/09/2015 Ground Rent is one peppercorn if demanded. Service charge calculated by square footage (10.3%)

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

TAX: Band B

IRK/ESL/09/22/OK/ESL

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.

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](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

01834 845584  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

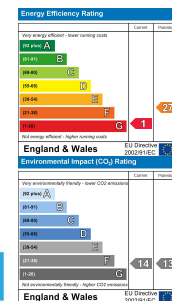


## Flat 9 Northcliffe House, 46 High Street, Tenby, Pembrokeshire, SA70 7AA

- Top Floor Apartment
- Immaculate Condition
- Leasehold Property
- Located In Tenby Town Centre
- One Double Bedroom
- Modern Kitchen And Shower Room
- Sea Views From Bi-Fold Windows
- Walking Distance to Harbour And Beaches
- Excellent Bolt Hole
- EPC Rating: G

Price £235,000

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EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

*The Agent that goes the Extra Mile*







An immaculately presented top floor apartment located in a well-kept Grade II Listed building in the centre of Tenby town. The property is within walking distance of all amenities and leisure facilities, as well as being just a short walk away from Tenby harbour and the many white sandy beaches that surround the town. The layout of the property briefly comprises: Entrance Hall, open plan Living and Kitchen area with modern kitchen suite, Shower Room, and Double Bedroom. The property enjoys fantastic views from bi-fold windows, with the lounge looking out onto the church spire and the bedroom overlooking the harbour and North beach. The property is very well presented and is a fantastic 'lock up and leave'. A must see!



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 through the blue door to the left-hand side of Tesco Express in Tudor Square, Tenby. WHAT 3 WORDS - coder / waltz / ranks

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