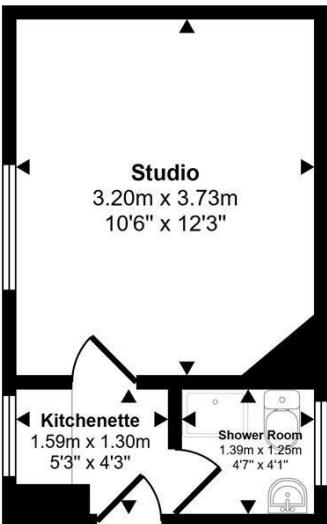


Approx Gross Internal Area  
16 sq m / 175 sq ft



Studio

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 (Share of Freehold)

**LENGTH OF LEASE:** 999 years with 970 remaining

**ANNUAL GROUND RENT:** £50 per annum

**GROUND RENT REVIEW PERIOD:** [year]

**ANNUAL SERVICE CHARGE AMOUNT:** £197.20- 6 months

**SERVICE CHARGE REVIEW PERIOD:** [year]

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

**COUNCIL TAX:** Band 'A'

**HEATING:** Electric

ref: ADD/ LLE / FEB / 26TAKEONOK

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

<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**

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584



## Flat 4 Barrington House Southcliff Gardens, Tenby, SA70 7DS

- First Floor Studio Apartment
- Leasehold (Share Of Freehold)
- Kitchenette
- On Street Permit Parking Available
- Electric Heating
- Coastal Town Centre
- 999 Years With 970 Remaining
- Shower Room
- Walking Distance To The Beach
- EPC Rating: E

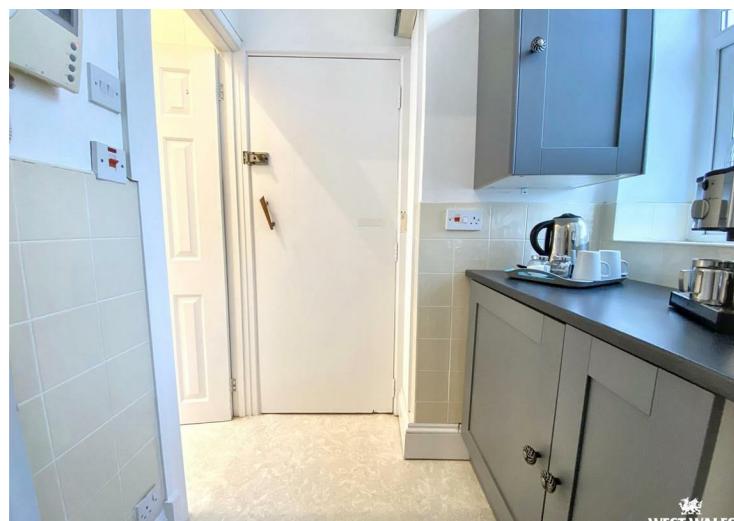
£85,000

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



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

***The Agent that goes the Extra Mile***



#### DIRECTIONS

From our Tenby Office, proceed to your left onto Church Street and follow the road around to your right. Continue through the walled arches and turn left passing the five arches car park. Turn right onto Southcliff Gardens, where the property is on your right hand side.

What/Three/Words://collides.solid.mush

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