

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: 999 Years With 990 Remaining
ANNUAL GROUND RENT: £200 per annum
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £129 per month
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: LLT / LLE / MAY / 26/OK

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

TELEPHONE: 01834 845584

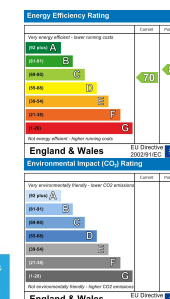


Flat 4, Gunfort Mansions Cresswell Street, Tenby, SA70 7HG

- Grade II Listed Georgian Apartment
- Panoramic Sea Views
- Two Double Bedrooms
- Original Character Features
- Gas Central Heating
- Leasehold (999 Years With 990 Remaining)
- Brilliant Holiday Home Or Investment Property
- Laundry Room
- Residential Permit Parking
- EPC Rating: TBC

Auction Guide £285,000

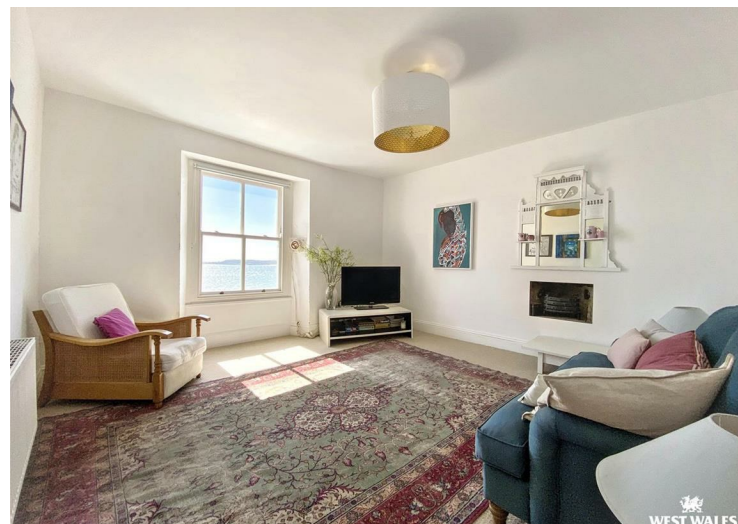
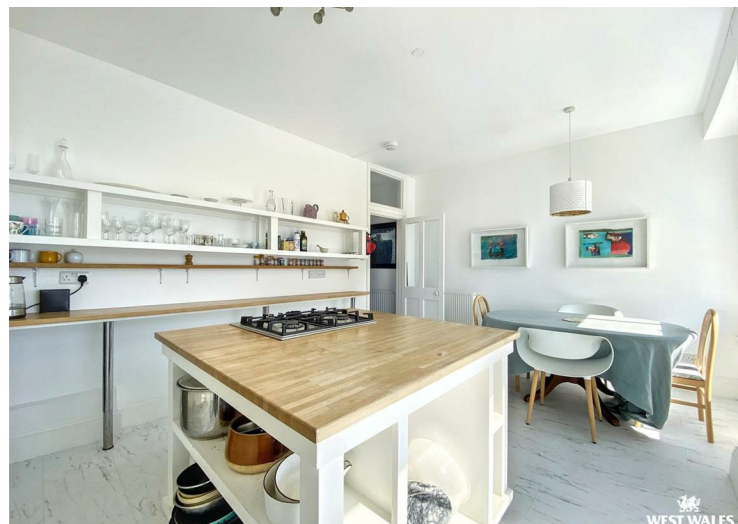
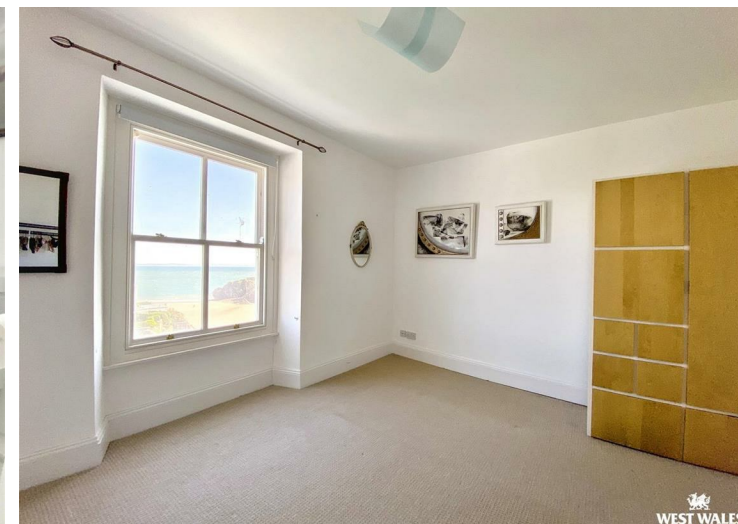
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The Agent that goes the Extra Mile





Occupying a prime seafront position within the highly desirable Gunfort Mansions, this two-bedroom apartment forms part of a Grade II listed building in the heart of Tenby. Boasting uninterrupted, far-reaching panoramic views across South Beach, with vistas stretching towards Caldey Island and St Catherine's Island, and further along the coastline to Giltar Point and Worm's Head. The property is perfectly placed to enjoy the very best of coastal living, with the beach, harbour, and town centre amenities all within easy walking distance.

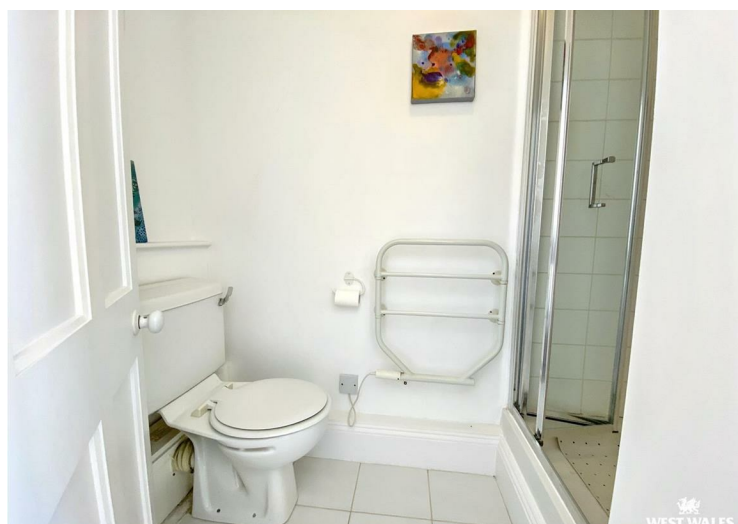
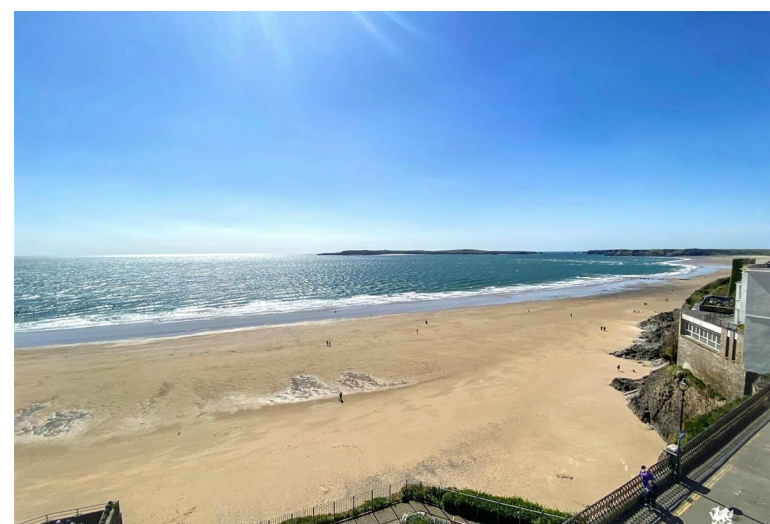
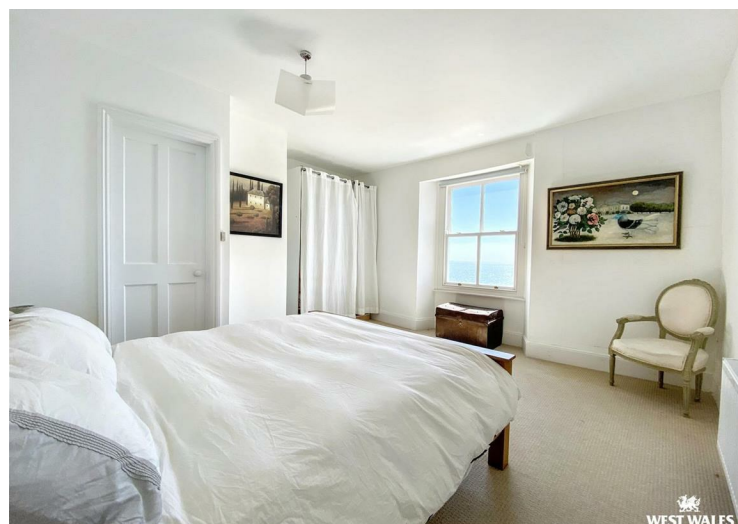
Gunfort Mansions is rich in character and retains a wealth of original features, including wooden sash windows and an original staircase, while recent external renovations and upgrades to the communal areas provide a well-maintained and welcoming environment.

Internally, the apartment offers well-proportioned accommodation. The living room features a fireplace, while the kitchen/diner is ideal for both everyday living and entertaining, complete with a central island and fitted with solid wood worktops. The master bedroom benefits from an en-suite shower room, complemented by a second double bedroom and a main bathroom featuring both a bathtub and separate shower. Additional practical features include a dedicated laundry room located across the stairwell, along with further storage cupboards on the landing. The property also benefits from gas central heating.

Externally, residents permit parking is available directly in front of the building, offering a valuable convenience in this sought-after coastal location.

This property would make a superb holiday home or an attractive investment opportunity, given its exceptional location and strong appeal to visitors seeking a coastal retreat.

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 our Tenby office, walk along St George's street and then take the second left onto St Marys Street. Continue down the street towards The Paragon and then turn left. The property is on the left hand side. What/Three/Words:///originals.fans.offers

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