

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 978 remaining

ANNUAL GROUND RENT: £50

GROUND RENT REVIEW PERIOD: [year / month]

ANNUAL SERVICE CHARGE AMOUNT: £3600 [year]

SERVICE CHARGE REVIEW PERIOD: [year / month]

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

COUNCIL TAX: Exempt (business rates payable)

HEATING: Electric

ref: ADD/LLE/JULY/ 24/

TAKEONOK/9/7/24/LLE

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

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

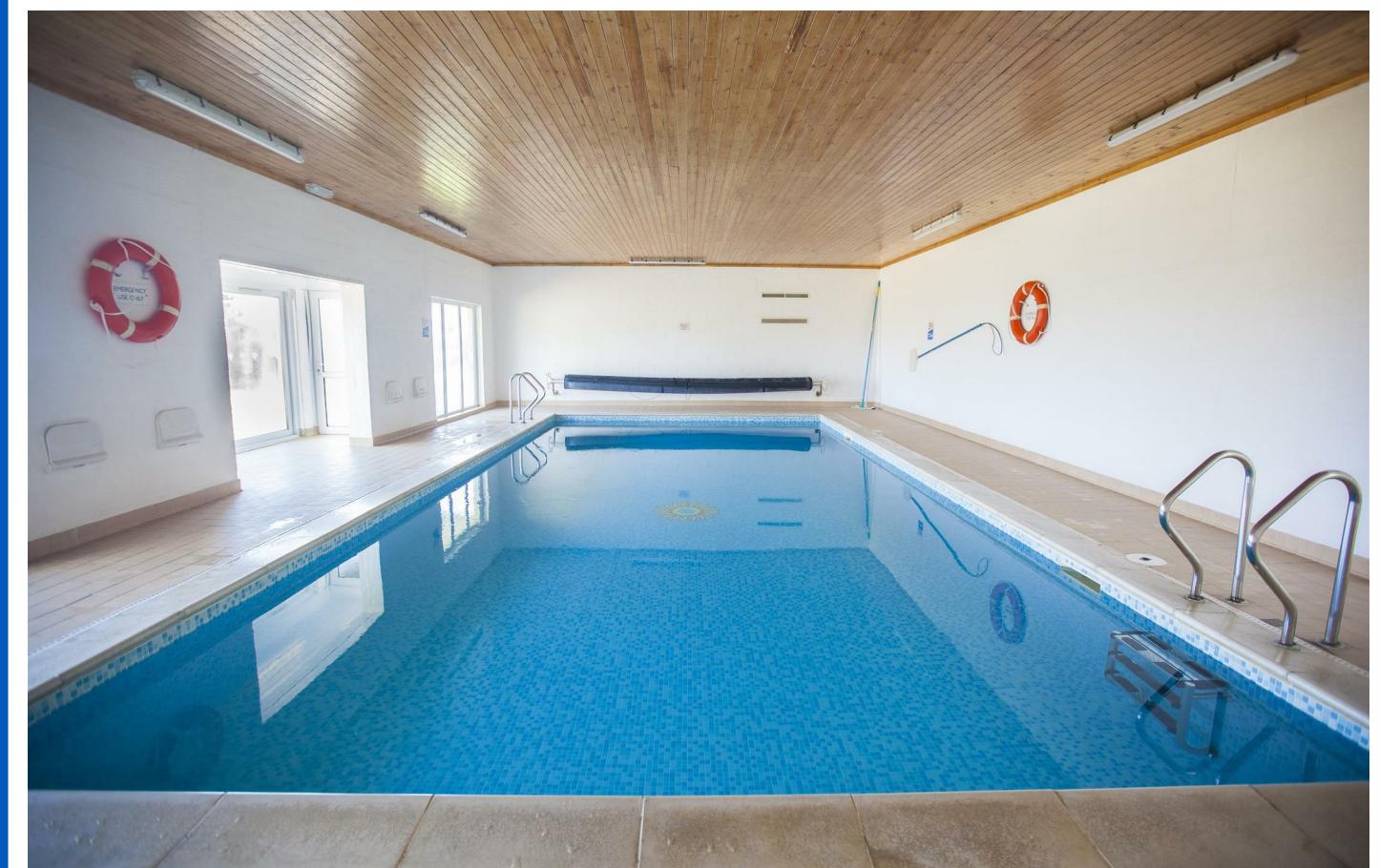
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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

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TELEPHONE: 01834 845584

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Old Toms Cottage St Florence Cottages, St. Florence, Tenby, Pembrokeshire, SA70 8NQ

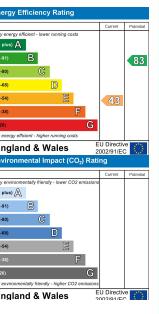
- Holiday Complex
- Village Location
- Three Bedrooms
- Indoor Swimming Pool With Sauna
- Electric Heating
- Leasehold (Share Of Freehold)- 999 Years With 978 Remaining
- Brilliant Income Potential
- Communal Gardens With Playground
- Tennis Court And Table Tennis Room
- EPC Rating: E

Offers In Excess Of £190,000

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DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Continue down this road and bear left at junction. Follow the road for approx 0.3 miles, where the entrance to Ivy Tower Village is on your left.

What/Three/Words://roaring.shredder.easily

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