



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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2 St Marys Court
Tenby
SA70 7HH

£267,500

Apartment
Leasehold



A well-presented two-bedroom apartment situated in a purpose built complex within the Historic Town Walls, just 50 metres from the Paragon and South Beach.

The property has a stylish finish with a mix of modern features. Benefits from secure garage parking. Additionally, the property boasts a second access door onto St Mary's Street.

St Mary's Court is found in a quiet location in the town, and is a couple of minutes' walk from the town centre's restaurants, bars, shops and beaches.

The flat would make an ideal town centre residence, holiday bolt-hole or investment.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **2 Bedroom Apartment**
 - **Sea Views**
 - **Town Centre**
- **Ground Floor off St Mary's Street**

- **Secure Allocated Parking**
 - **Well Presented**
- **Large Master Bedroom**
 - **Ideal Investment**

Hallway

The property is entered via a uPVC door from the central courtyard. There is a full height storage cupboard that houses the water tank with immersion heater. LVT flooring runs through into the living room.

Open Plan Living Area 17'6 x 17'5 max (5.33m x 5.31m max)

Open plan living area opening into the kitchen, with a number of floor and wall mounted units, free standing electric oven and hob, microwave, dishwasher, fridge/freezer, sink with drainer.

Kitchen and dining area has tiled flooring and electric wall heater. Living space has an electric fire and uPVC double glazed windows, with a sea view and a door which opens onto St Mary's Street.

Bedroom One 15 x 10 (4.57m x 3.05m)

A large master bedroom with carpet flooring, built-in wardrobes, a centre ceiling light, electric heater.

Bedroom Two 10'1" x 8'3" (3.07m x 2.51m)

A second double bedroom with uPVC window over the inner courtyard, wall lights, and electric heater.

Bathroom 8'2x5'6 max (2.49mx1.68m max)

Fully tiled bathroom, extractor fan, WC, wash hand basin, bath with electric shower over, plus an electric heated towel rail.

Parking

The apartment owns 1 parking space. This is accessed through a secure and locked gate from Cresswell Street. Stairs lead up to a central courtyard.

Please Note

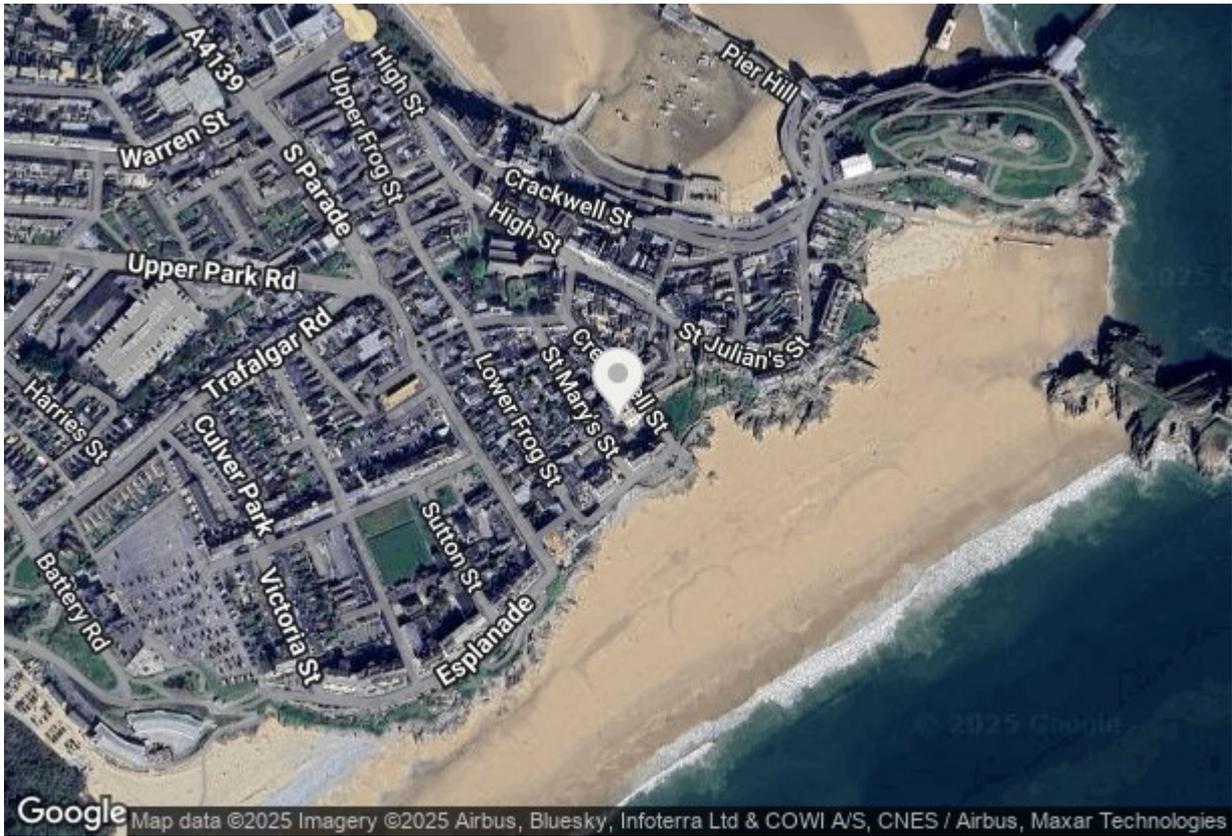
The property is leasehold, with a 999-year lease from 1983.

The current service charge is £1450.00, with an

annual ground rent of £50.

The apartment can be commercially holiday let. Pets are not allowed.

The Council Tax is band D - approx. £1921.51 for 2024/2025



St Marys Court is entered via a private gated entrance from Cresswell Street, or additional pedestrian access from St Mary's Street. You enter the secure parking area, with one parking space allocated to flat number 2. One flights of stairs take you up to flat 2 which is then located on your right-hand side. Please note there is no lift.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor Plan

GROUND FLOOR



2 ST MARYS COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only
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