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Waterstone House Battery Road
Tenby
SA70 7AQ

£495,000

Apartment
Leasehold

2 2 1 B

A luxury 2-bedroom apartment, overlooking Tenby's award-winning South Beach. The property is on the 2nd floor and boasts spectacular views over Tenby's golf course to the headland, beach, and Caldey Island.

The apartment is immaculately presented and boasts parking, lift access, underfloor heating, a modern open plan living area with 2 balconies, 2 bedrooms (master en-suite) and bathroom.

The beach is just a short walk away, and Tenby's mediaeval walled town centre is a bit further along the iconic Esplanade. Waterstone House was developed in 2016 on the site of the Kinloch Court and is one of the most sought-after locations in town for luxury apartment living.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Wonderful Views to Penally Headland**
- **2 Bedrooms**
- **Parking**
- **Modern Open Plan Layout**
- **Views of the Beach + Sea**
- **Ensuite Shower Room**
- **Lift Access**
- **Balcony to Front**

Open Plan Living Area

A spacious room comprising of a lounge space, dining area and kitchen. There are bi-fold doors to the front, opening to a Juliette balcony offering views out over the golf course to Penally and Tenby's South Beach. A door leads out to the balcony with space for table and chairs.

The kitchen is fully equipped with a central island and extractor over, and offers integrated appliances such as oven, microwave/grill, dishwasher, full height fridge and freezer, with marble work tops.

Balcony

The balcony to the front offers ample space to sit and enjoy the views. There is a stylish glass balustrade, composite wood effect flooring, and outside lights for the evenings. The balcony is accessed off the lounge and both bedrooms.

Bedroom One 8'10"x 11'5" (2.7x 3.5)

A spacious double bedroom, with built in storage and an ensuite shower room. Bi-fold doors lead out to the balcony.

En suite 9'2" x 3'3",6'6" (2.8 x 1,2)

The shower room is fully tiled, and has a shower enclosure with mains shower, WC, wash hand basin, heated towel rail and mirror cabinet.

Bedroom Two 11'5" x 8'10" (3.5 x 2.7)

A second double bedroom (currently with twin beds) with bi-fold doors leading out to a balcony.

Bathroom 7'6" x 4'11" (2.3 x 1.5)

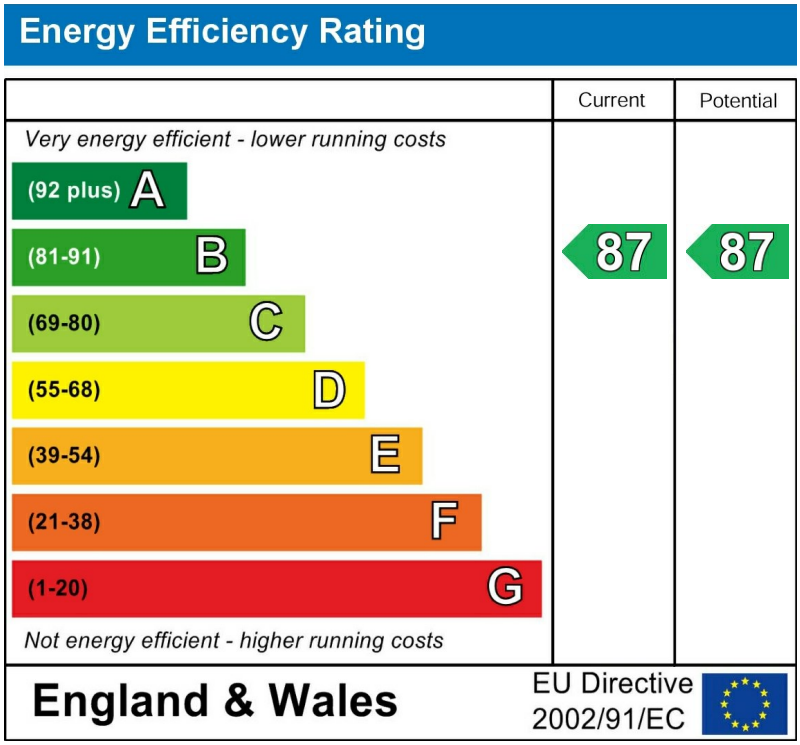
The modern bathroom is fully tiled and has a bath with shower over and glass screen, wash hand basin, WC and towel radiator.

Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 2016.
The service charge and sinking fund for 2024 is approximately £3424.46. There is an annual ground rent of £250, but this is not collected.
Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The property is currently a successful holiday let and on business rates, but the Council tax band is H.
We are advised that mains electric, gas, water and drainage is connected to the property.

From our office head to St Florence Parade, drive to the War Memorial and take the second turning into Trafalgar Road. Drive all the way to the top of this road and take a left into Battery Road, drive pass the parking bays on your left-hand side and the entrance to Waterstone House is immediately after. Once you pull up at the apartments you can park your car in the parking bay and enter the apartments via the secure doors which lead into the development.



WATERSTONE
HOUSE

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HOUSE

Floor Plan

Measurements are approximate. Not to scale. Illustrative purposes only.

Made with Metropix c 2024.

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