Lock House, St Julian Street, Tenby
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6 Sparta House
Tenby
SA70 7BY

£199,950

Apartment
Leasehold

2 | 1 | 1 | D

A bright top floor apartment in a superb location on the harbour, boasting impressive sea views over Tenby Harbour, North Beach and the Gower Coast beyond.

The property has been recently refurbished, and as well as an open-plan living area with two dormer windows making the most of the views, the apartment has two bedrooms, a new kitchen, and a modern shower room.

There is a residents' permit parking scheme in operation in the harbour area which can be applied for. The apartment would make a comfortable residence and with no occupancy restriction, could also be commercially holiday let.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Harbour and Sea View**
- **Top Floor Apartment**
- **Close to Town Centre**
- **Feature Beams**
- **Two Bedrooms**
- **Recently Refurbished**
- **Sash Windows**
- **No Onward Chain**

Entrance Hall
The top-floor apartment is entered from the communal stairway on the fourth-floor level. There is an intercom system, and storage cupboard with water tank and additional space for shoes, coats etc.

Lounge/Diner/Kitchen 10'9" x 27'10" max (3.3 x 8.5 max)
A bright open plan living space, with spectacular views over the harbour to the sea and coastline. The room has 2 sash dormer windows, with feature timber beams, spot lighting, and modern electric radiators.
The stylish kitchen has a breakfast bar, and integrated appliances such as electric hob and oven (with extractor over), washer/dryer, dishwasher, and under counter fridge freezer.

Bedroom One 13'9" x 11'1" max (4.2 x 3.4 max)
A light double bedroom thanks to large window, with rooftop views, electric radiator, and newly carpeted flooring.

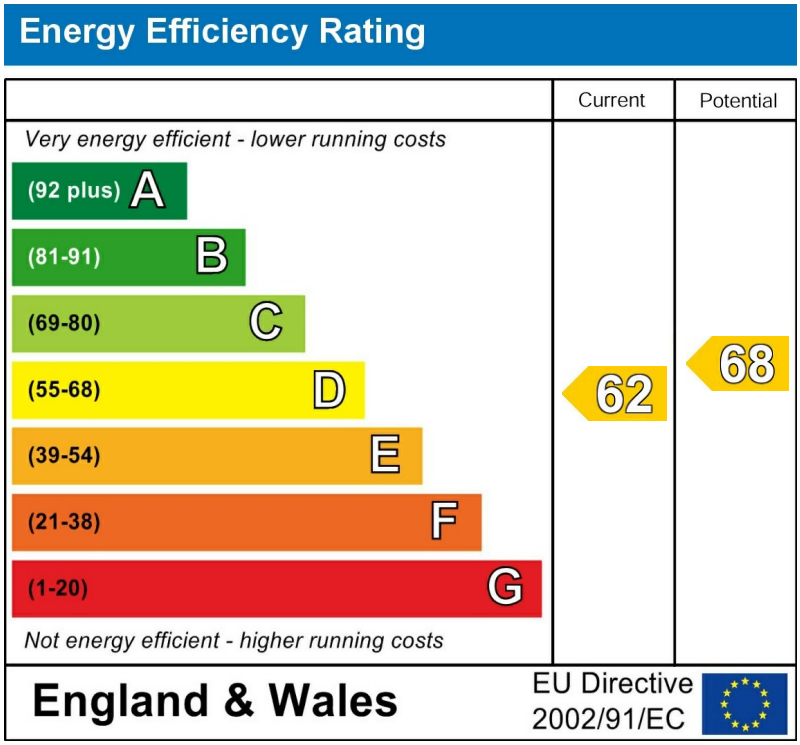
Bedroom Two 11'1" x 8'4" max (3.39 x 2.56 max)
A bedroom with rooftop views from the large window, newly fitted carpet and electric radiator.

Shower Room 7'2" x 5'2" (2.2 x 1.6)
New shower suite comprising walk-in shower enclosure with electric shower and tiled surround, wash hand basin in vanity, WC, electric towel rail, and extractor fan.

Note
The property is owned on a leasehold basis with a 999-year lease from June 1989. The annual ground rent is 25.00.
Service Charge per annum tbc - £2190.80 (Year-end April 2024)

Council Tax Band E
There are no occupancy restrictions, meaning that the property can be holiday let.
We are advised that electricity, mains water and drainage is connected to the property.

From our office turn immediately left then left again down Sergeants Lane. Turn left at the end into Crackwell Street and Sparta House is the second property on the left-hand side. The apartment is entered via a timber front door which opens into the hallway.



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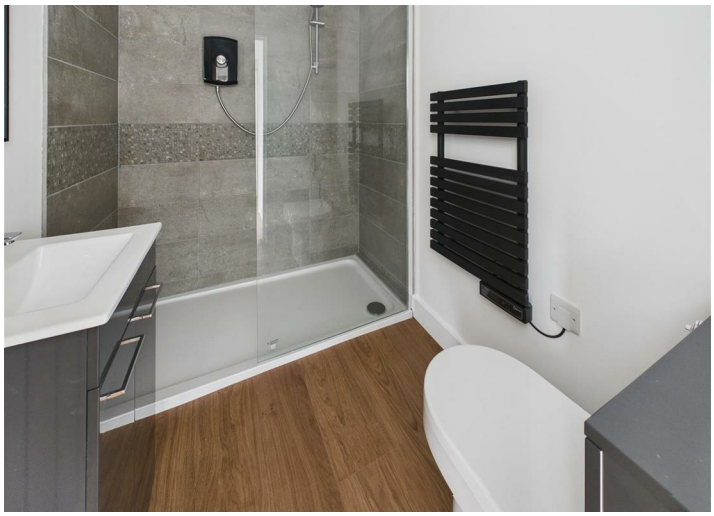
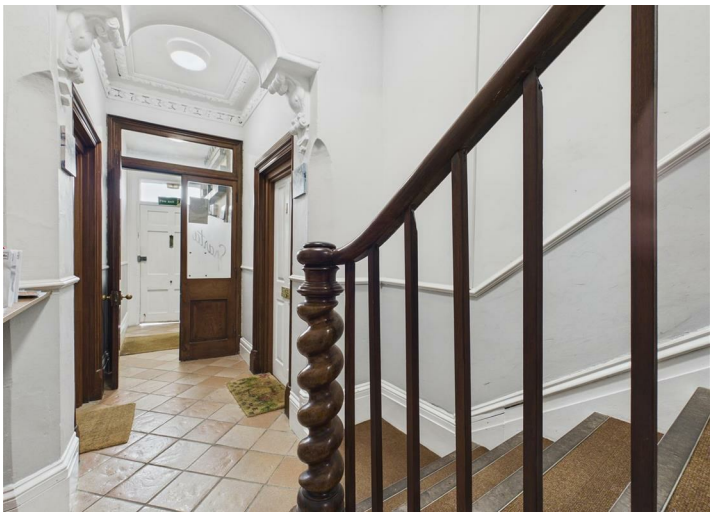
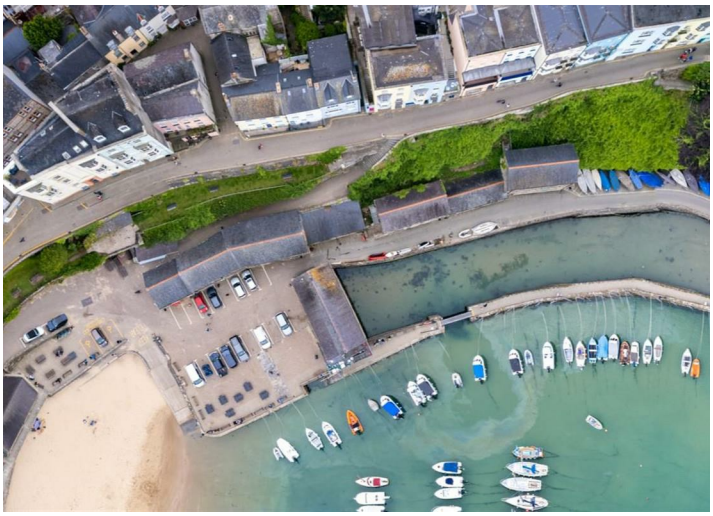
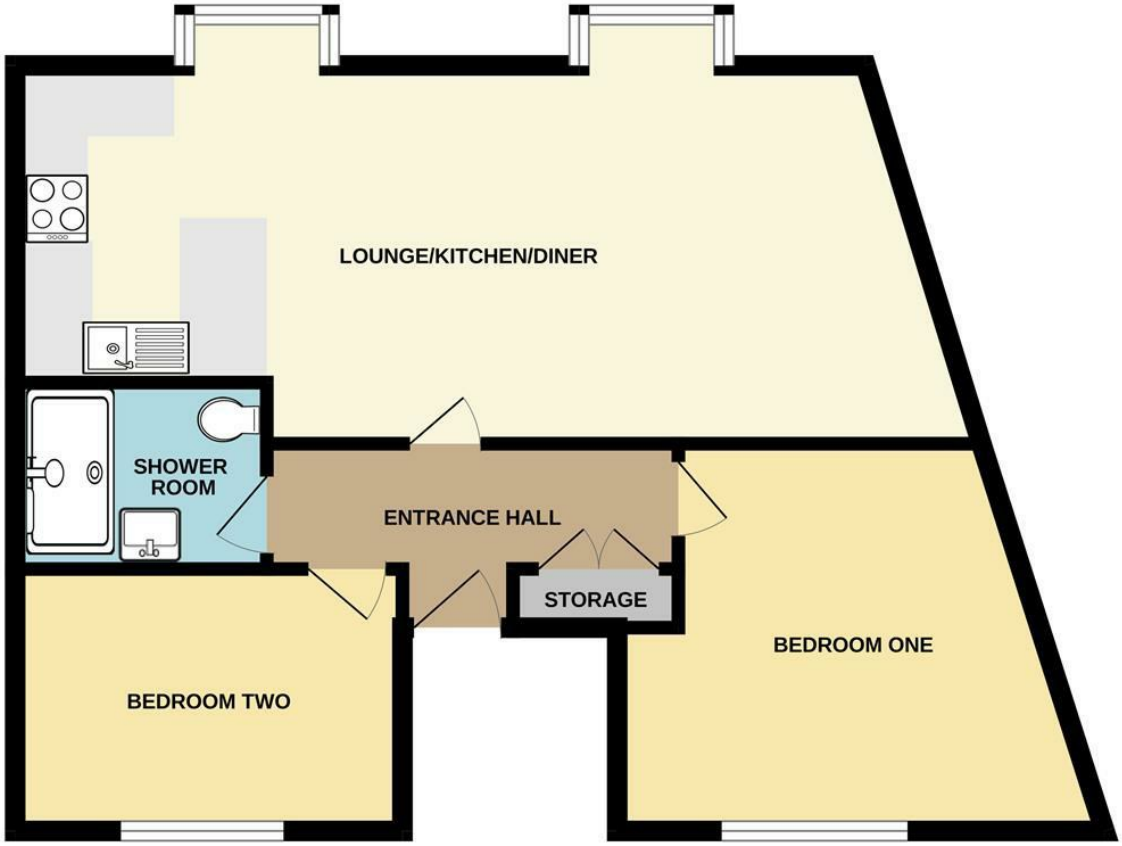






Floor Plan

4TH FLOOR APARTMENT
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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