



Lock House, St Julian Street, Tenby  
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High Street  
Tenby  
SA70 7EU

£245,000

Flat  
Leasehold



Enjoy picturesque sea views from this 2nd floor 1 bedroom apartment!

The property is well presented throughout, and comprises an open plan living area with kitchen and dining space with views, double bedroom, bathroom and a hallway.

To the front of the property in the lounge is a large sash bay window, with uninterrupted and panoramic views of the sea, North Beach, and the Harbour. The kitchen has a large sash window offering the same outlook.



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



- **Spectacular Sea and Harbour View**
- **Well Presented Throughout**
- **2nd Floor**
- **Great High Street Location**
- **1 Bedroom**
- **Long Lease**

### Entrance

Beach Top Court is entered through a door off the High Street, next to Savers. A staircase leads up to the 2nd floor, with No 3's door ahead. Enter the apartment into the hallway with doors leading to all rooms, and storage cupboard housing the hot water tank.

### Lounge/Kitchen/Diner 22'11" x 9'10" min (7 x 3 min)

A bright open plan space to the front, with two large sash windows, one being a bay window, and having spectacular views. The kitchen area has wall and floor units, electric oven, hob and microwave, with a slimline dishwasher, fridge and sink with drainer.

The room has LVT flooring throughout, with electric room heaters.

### Bedroom 9'10" x 9'10" (3 x 3)

A double bedroom with LVT flooring, centre ceiling light point, electric heating and uPVC double glazed window to the rear.

### Bathroom 9'10" x 9'2" (3 x 2.8)

LVT flooring running through from the hall, with modern suite comprising bath with electric shower over, WC and basin with vanity unit, plus light up mirror cabinet and heated towel rail.

### Please note

The property is leasehold, with a 999 year lease from 1982.

Annual ground rent of £50.

Annual service charge (and reserve fund contribution) of £1,500.

We are advised that mains electric, water and drainage is connected, with electric room heaters and immersion heater for the hot water.

The council tax is band C, but due to being a holiday let, is on business rates currently.



Beach Top Court is on the top end of Tenby's High Street, and is the property above 'Savers'.

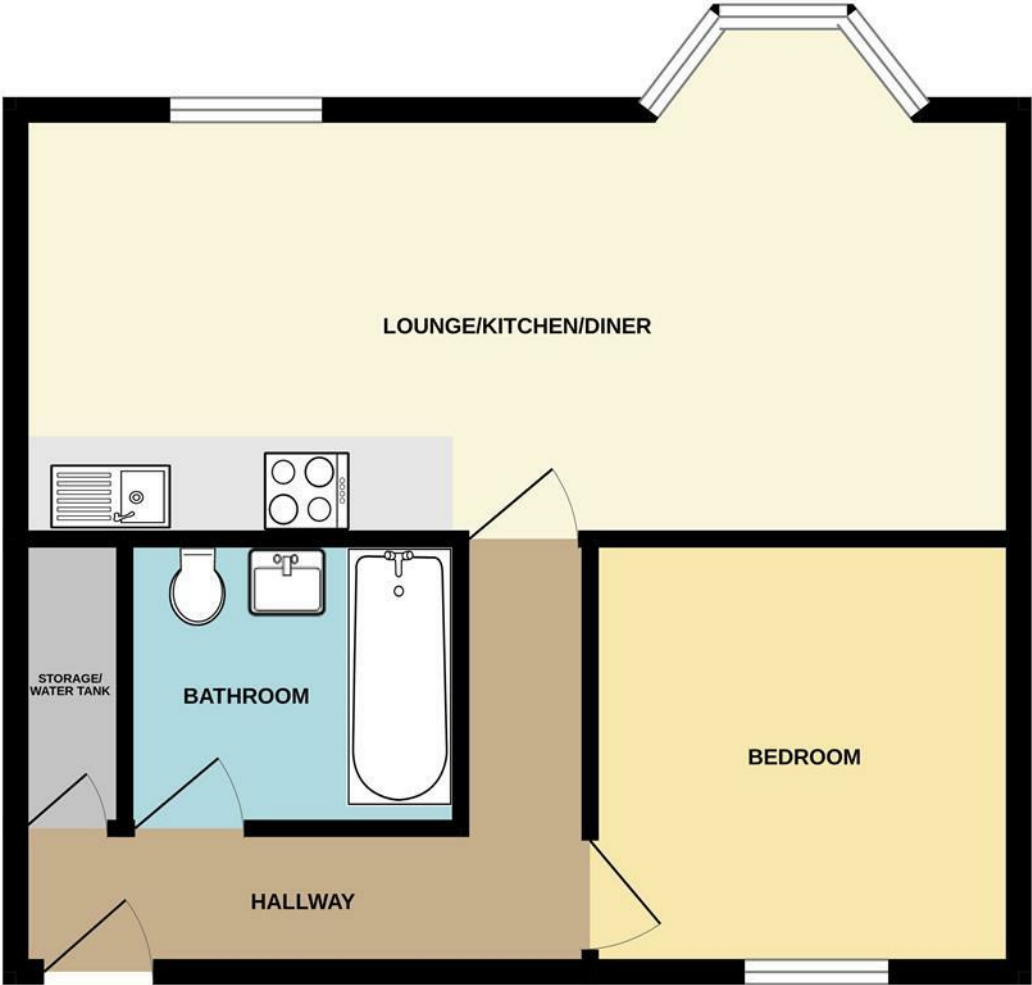
### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





SECOND FLOOR APARTMENT



Measurements are approximate. Not to scale. Illustrative purposes only  
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