



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

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4 St. Marys Court
Tenby
SA70 7HH

£265,000

Flat
Leasehold



A two-bedroom maisonette with parking, situated between the popular Cresswell Street and St Mary's Street. Just 50 metres from the Paragon and South Beach, and only 100 metres from the town centre, the property benefits from a secure allocated garage parking spot and has a sea view.

The property is well presented, with a kitchen, living room and balcony on the bottom floor, and 2 bedrooms and modern bathroom above.

Tenby offers cobbled streets, golden beaches, local stores and many restaurants, pubs and cafes to choose from. The property would make a comfortable home, or holiday investment.



LOCK HOUSE C.1750



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



- **Allocated Parking**
- **Sea View**
- **100m to High Street**
- **Maisonette over 2 Floors**
- **Town Centre**
- **50m To Seafront**
- **Large Main Bedroom**
- **Well Presented**

Hallway/Landing

A uPVC door enters the hallway with centre ceiling light point, space for coats & shoes and stairs leading up to the bedrooms and shower room. There are doors to the kitchen and living room, with laminate flooring running through, and hardwood doors throughout.

Kitchen/Diner/Living Room

An open-plan wraparound style living/dining area, and kitchen. The living area has a large Z shaped window with door to the balcony, with metal railings and space for a small table and chairs. There is a recessed space for a dining table and chairs, and the room opens through to the modern kitchen with a window overlooking the front of the property.

Bedroom One

A large double bedroom with fitted wardrobes, and a large Z shaped window overlooking Cresswell Street.

Bedroom Two

Double bedroom with window overlooking the enclosed courtyard, and recessed space ideal for wardrobe storage.

Bathroom

A modern bathroom suite with WC, wall-hung wash-hand basin, and L-shaped bath, with mixer taps and mains connected overhead shower. The walls are covered with a mix of tiles and shower resistant panelling, with a recessed built-in shelf. The room has laminate flooring and a frosted window.

Externally

The property benefits from a small front balcony overlooking Cresswell Street towards the Paragon and glimpses of the sea beyond, and a private parking space accessed via a secure entry. St Mary's Court has locked gates to the front and back, with an internal courtyard providing access to the apartments.

Please Note

We are advised that electric, gas and sewerage are mains connected.

995 years remaining of a 999-yr lease. Annual ground rent £200. Annual service charge £2,300.

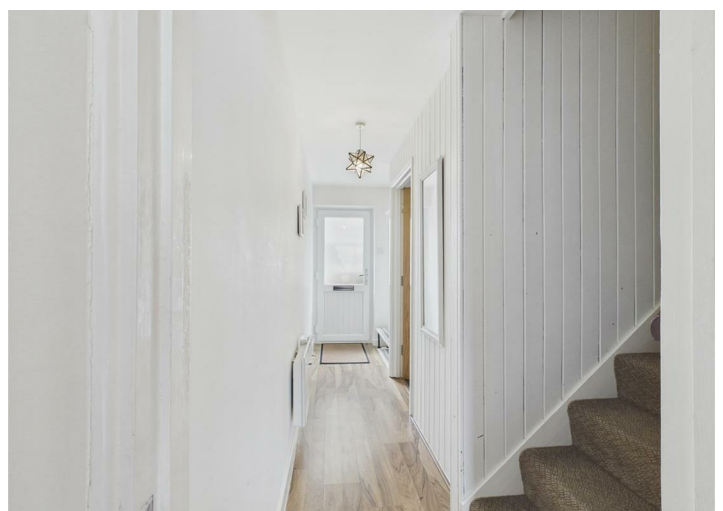
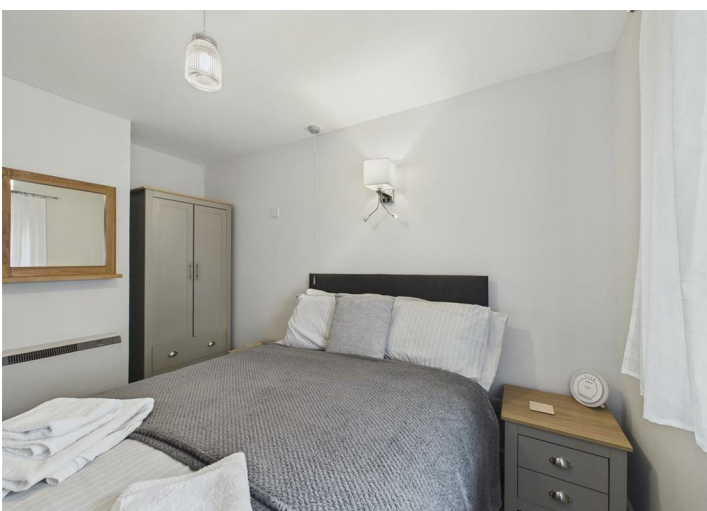
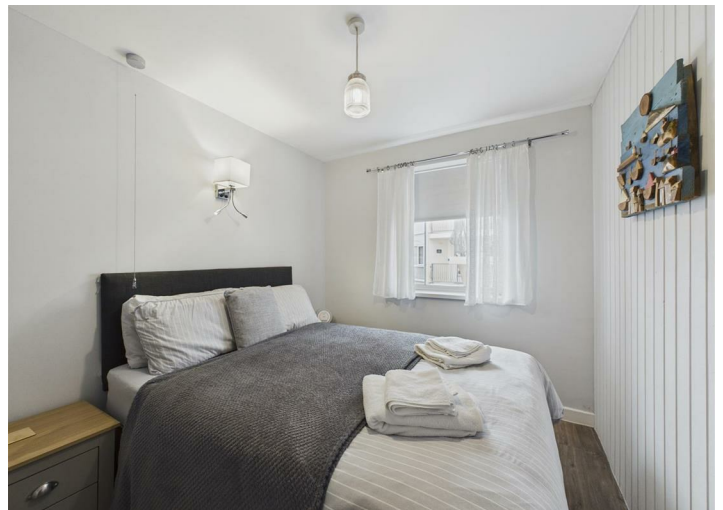
The Pembrokeshire County Council Tax Band is D - approximately £2,166 for 2026/2027.

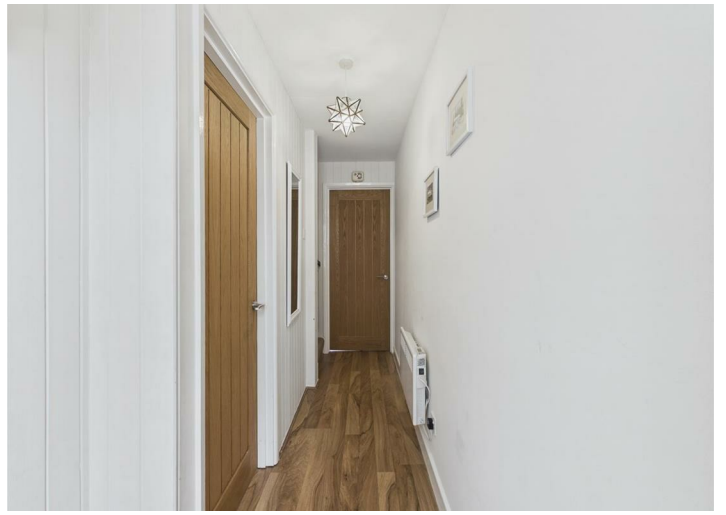
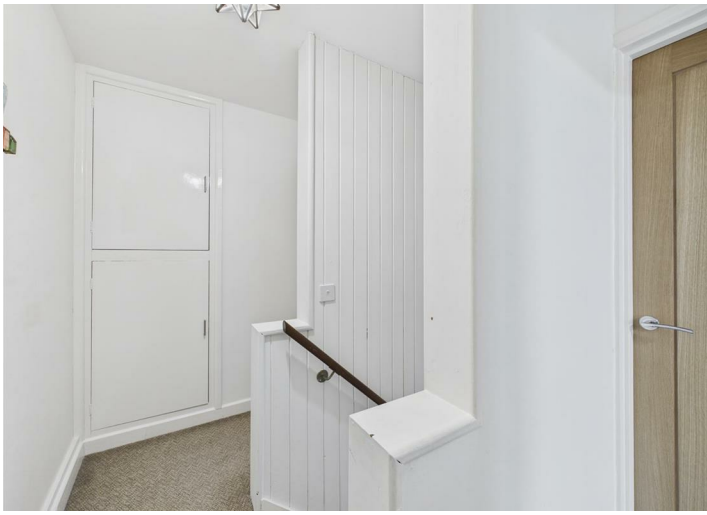


The main entrance to the property is from Cresswell Street, as the garage gate is accessed from this side. St Mary's Street has pedestrian access to the garage. From the garage, stairs lead up to the main courtyard

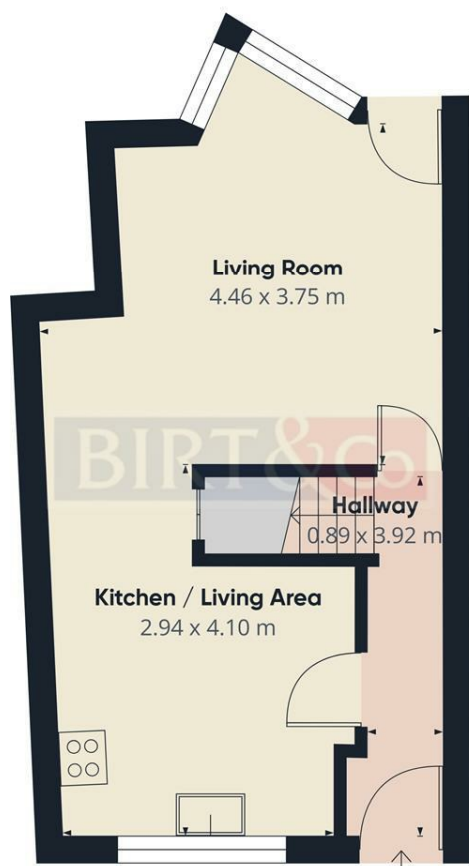
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



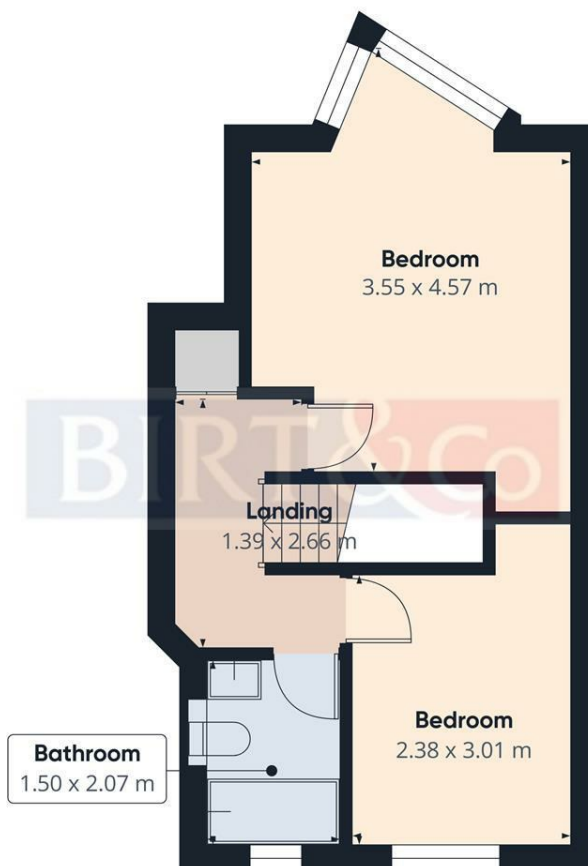




Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
60.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

