



St Marys Apartment 2 York House
Tenby
SA70 7HJ

£260,000

Flat
Leasehold



A bright and spacious apartment in Tenby's town centre. Perched above the square, the flat has 3 bedrooms, generous open plan living area, family bathroom, plus use of a communal walled patio garden.

The standout feature is the open plan living area to the front, with a large bay window offering lots of natural light and a prime position for watching the hustle and bustle below. The master bedroom to the rear also has a large bay window, through which there is a view of the sea over the town's rooftops.

The flat is currently holiday let, but it would equally make a comfortable home or holiday bolthole.



LOCK HOUSE C. 1750



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



- **Town Centre Apartment**
 - **Distant Sea View**
 - **Well Presented**
- **Successful Holiday Let**

- **Sunny Communal Garden**
 - **3 Bedrooms**
 - **Long Lease**
 - **EPC - T.B.C**

Entrance

The property is accessed from Cresswell Street, through a stone archway and secure iron gate that leads to a small number of properties. A door to the right of the lane opens to the courtyard garden, for use of York House.

Cross the patio to enter the front door of the building, head up 1 flight of stairs, and St Mary's apartment is straight ahead.

Open Plan Living Area

A large bright room comprising dining area, living room, and kitchen, with a large bay window to the front overlooking the famous town square.

The room could be configured in a variety of ways, with ample space for dining or lounge furniture.

The fitted kitchen has a breakfast bar, and appliances including electric oven, hob, extractor, fridge/freezer, washer/dryer, and dishwasher.

Bedroom 1

A double bedroom at the rear of the property, has a South facing bay window looking over the rear courtyard garden. There are also sea glimpses from this room over the town's rooftops.

Bedroom 2

Another double bedroom currently with twin beds, has a tall window, and space for furniture and a variety of configurations.

Bedroom 3

A single bedroom with bunkbeds, and a window.

Bathroom

Family bathroom, comprising bath with shower over,

WC, pedestal sink, with a heated towel radiator and a window.

Please Note


The apartment is currently on business rates due to being holiday let so no council tax is payable, however, the tax band was previously band C.

The service charge contribution is a percentage of the costs to run the building, with last year's contribution being approx. £620.

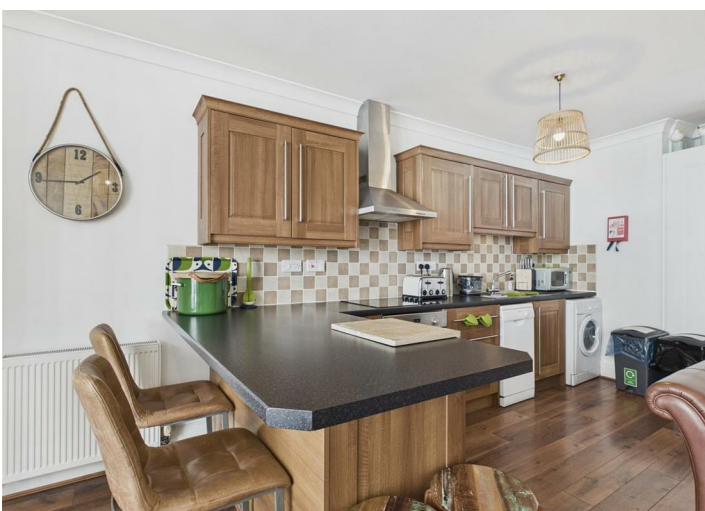
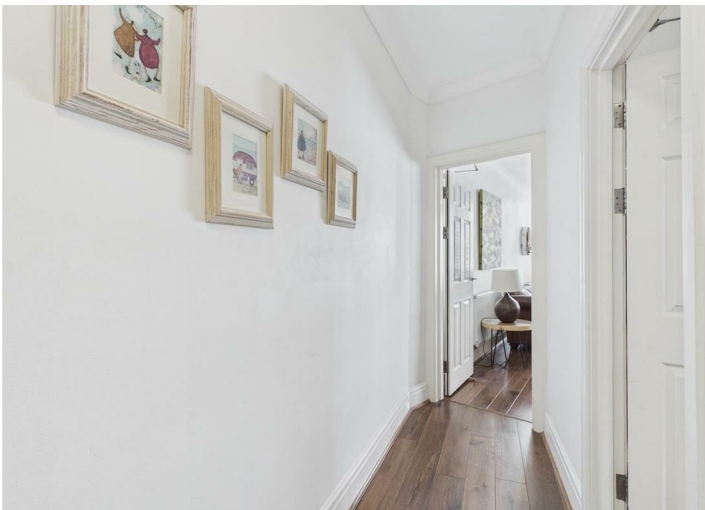
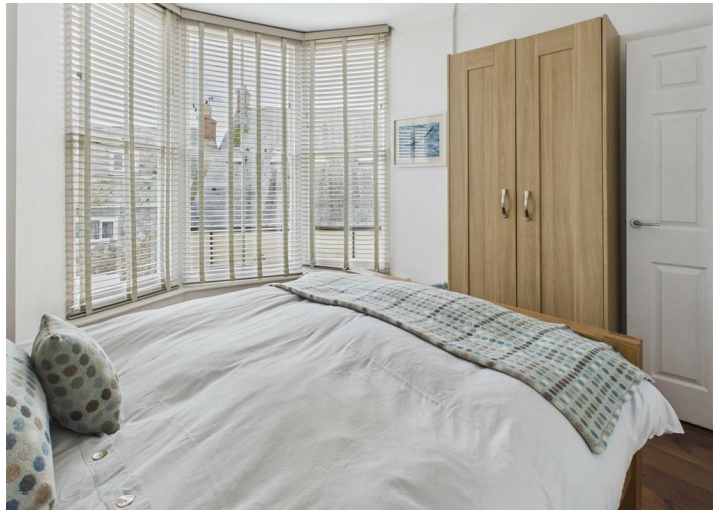
There is an annual ground rent of £100, and an annual easement charge of £100.



The property looks out over the town square to the front but is accessed from Cresswell Street. There is a stone arch with iron gates, and the entrance to the property is through here.

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





Floor Plan



Approximate total area⁽¹⁾
78.8 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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