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

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk

Harbour Reach Brewery Terrace
Saundersfoot
SA69 9HG

£199,950

Flat
Leasehold

2 1 1 E

A delightful first floor maisonette in the village of Saundersfoot, with an abundance of natural light throughout the apartment and sea glimpses to the front.

The property is very well presented, offering comfortable accommodation comprising 2 bedrooms, a spacious lounge, kitchen, family bathroom and separate additional WC.

There is public parking available nearby, and it is a flat walk into the centre of the village, with its beaches, shops, and restaurants.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Centre of Village**
- **2 Bedrooms**
- **Ample Natural Light**
- **Well Presented**
- **Spacious Apartment**
- **Successful Holiday Let**
- **Maisonette**

Entrance / Hallway

Enter the property from a door off a path to the left-hand side of the building, and head up a flight of stairs to a communal landing. At the end of the hall, a door opens into the apartment.

The large hallway has a storage cupboard, and doors off to all rooms, and there is a timber staircase leading up to the bedrooms.

Living Room / Diner

The bright and spacious living room has 2 windows to the front offering a glimpse of the sea over the Harbour, with laminate flooring, 2 x radiators, ceiling lights, and shelving in alcove.

Kitchen

A fitted kitchen comprising wall and floor units with tiled splashback, integrated oven with gas hob and extractor, cupboard housing combi boiler, and space and plumbing for washing machine under worktop, and room for a freestanding fridge/freezer.

Bedroom One

Main bedroom has window to the front with sea view over the harbour, radiator, and space for freestanding furniture.

Bedroom Two

A second double bedroom (set up as a twin) with window and sea view to the front, radiator, and space for freestanding furniture.

Shower Room

A good sized family shower room, with large walk in shower enclosure, WC, sink, obscure window and a radiator.

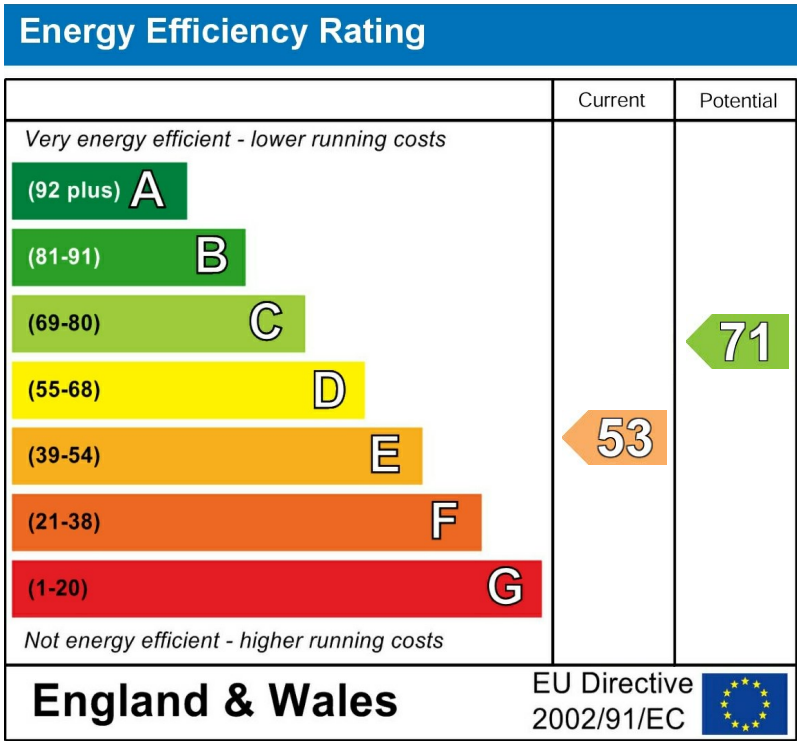
WC

A convenient additional toilet on the top floor, with WC, and sink.

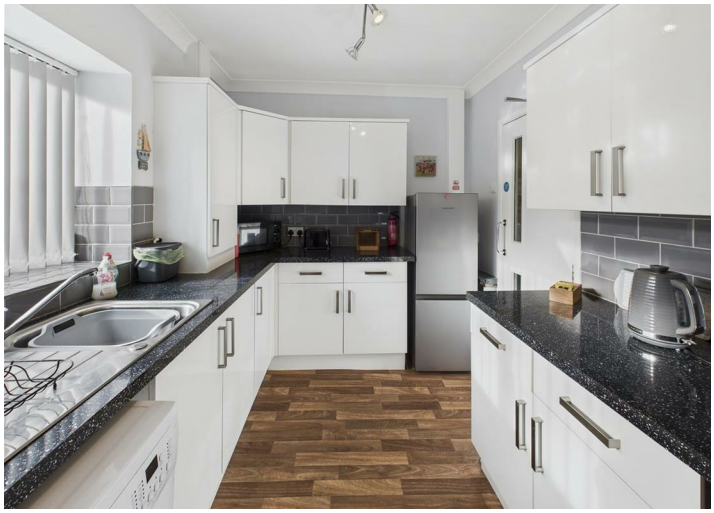
Please Note

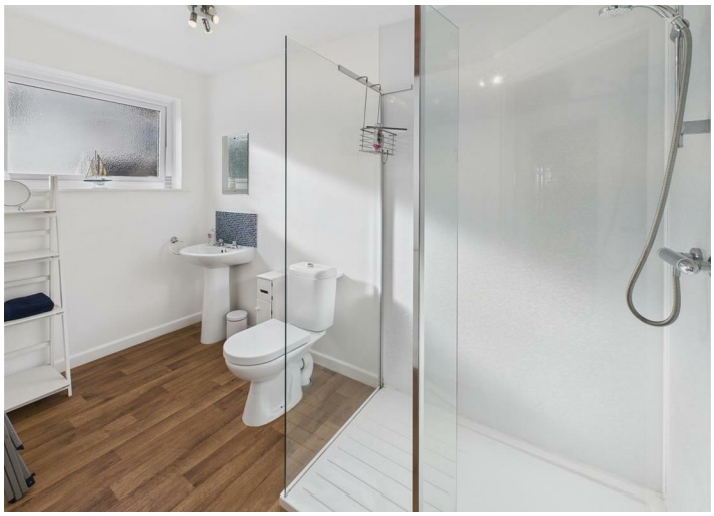
The property is owned on a leasehold tenure, with approximately 990 years remaining and an annual peppercorn ground rent (that is not collected).
No regular service charges are paid, but the property is responsible for a % share of the building's expenses including annual insurance and maintenance on an ad-hoc basis, split with the other apartment and laundrette.
The property is on business rates currently, but was previously council tax band B.

As you enter the village on St Bride's Hill, the property is on the left-hand side, shortly after the turning to Stammer's Road. it is one of two flats in the building, above the laundrette.



Laundry Services
PUFFIN
Cottage HOLIDAYS

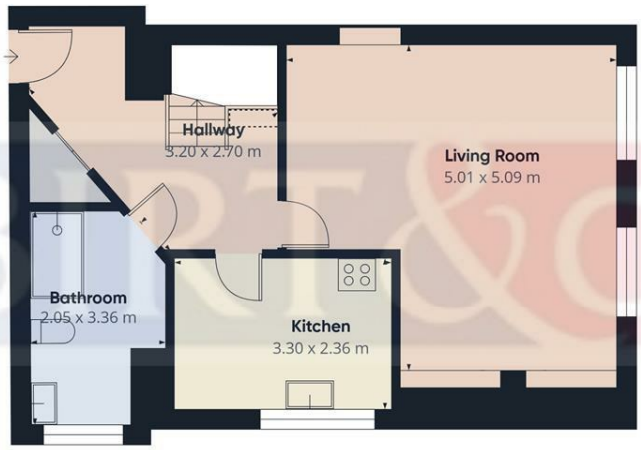




SAUNDERSFO
PEMBROKESH

Harbour
Reach

Floor Plan



Floor 0

Floor 1

BIRT&Co

Approximate total area(1)

69 m²

Reduced headroom

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT&Co