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

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Flat 1 Cresswell House Cresswell Street Tenby SA70 7HJ

£219,950

Apartment
Leasehold

3 1 1 C

A 3-bedroom apartment in the heart of Tenby Town Centre. This property boasts a prime location within the Historic Town Walls, just a stone's throw from the picturesque seafront and the stone steps leading down to the beach, with the high street's shops and restaurants on your doorstep.

Situated on the first floor, this apartment offers spacious and comfortable living accommodation. With three double bedrooms, a cosy living/dining room opening into the kitchen, and a bathroom, this property will make a comfortable home or bolthole.

Please note that this property cannot 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

- **1 Minute Walk to Beach**
- **Open-Plan Living Area**
- **Lease Being Extended**
- **Cannot Be Holiday Let**
- **3 Double Bedrooms**
- **Within The Town Walls**
- **No Onward Chain!**

Hallway
Hallway has ceiling spotlights, loft access hatch, large storage cupboard and central heating radiator.

Living/Dining Room 11'10 x 13'3 (3.61m x 4.04m)
Lounge/Diner has ceiling spotlights and wall lights, three double glazed windows, two to the side and one to the front overlooking Cresswell Street and opens into the kitchen.

Kitchen 9'5 x 8'4 (2.87m x 2.54m)
Kitchen area has ceiling spotlights, two timber Velux windows, sink with mixer tap, electric hob with oven under and extractor fan over, wall and floor mounted units and space for fridge and washing machine.

Bedroom One 9'6 x 10'0 (2.90m x 3.05m)
Has two timber Velux windows, ceiling spotlights, and storage cupboards set in the eaves.

Bedroom Two 12'8 7'0 (3.86m 2.13m)
2nd double bedroom with a double-glazed window to the front overlooking Cresswell Street, and timber Velux window above.

Bedroom Three 12'8 x 10'6 (3.86m x 3.20m)
Has a double-glazed window to the front and timber Velux window, ceiling spotlights, and built-in wardrobe.

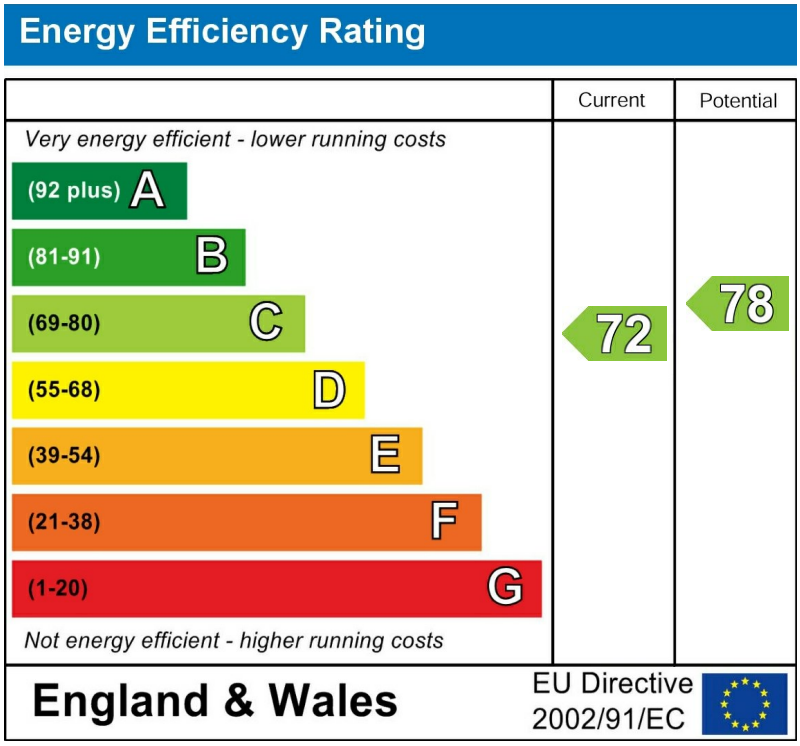
Bathroom 10'10 x 6'2 (3.30m x 1.88m)
Bathroom has bath with mains shower over, extractor fan, wash hand basin, WC, and timber Velux window.

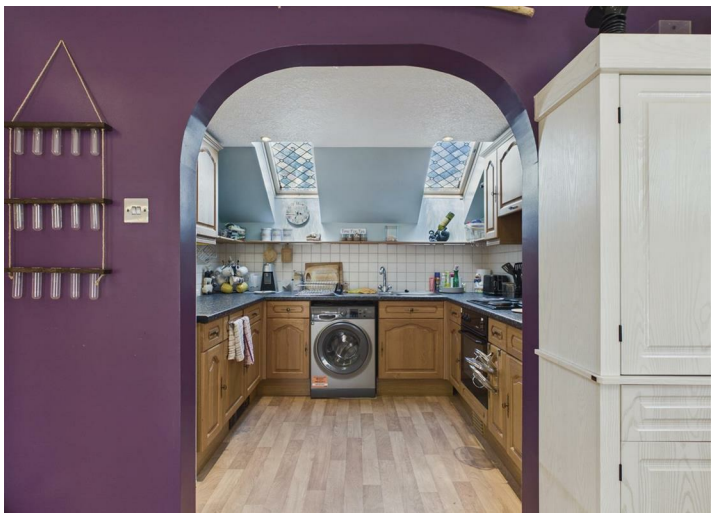
Please Note
The property is leasehold, to be sold with approx. 173 years remaining. The vendor has initiated the formal process to extend the lease, as it is currently a 99-year lease term from 2001.
No ground rent. Service charge & Sinking Fund is £1,184.40 per annum.
The property cannot be holiday let.

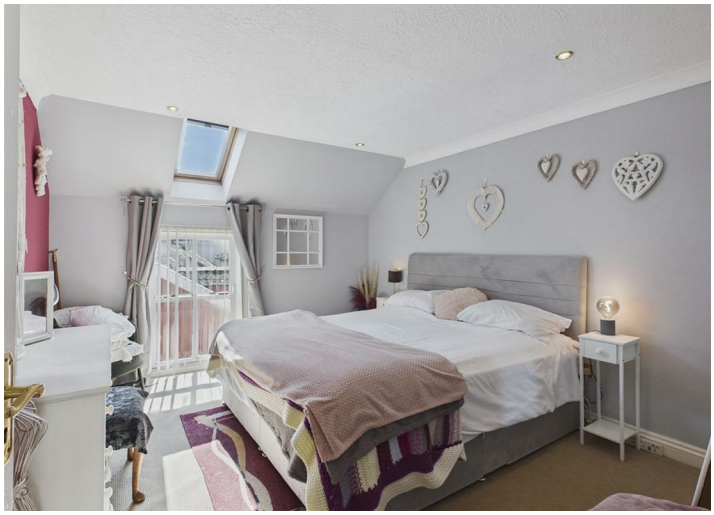
The Pembrokeshire County Council Tax Band is D.
We are advised that mains electric, water and drainage is connected to the property.

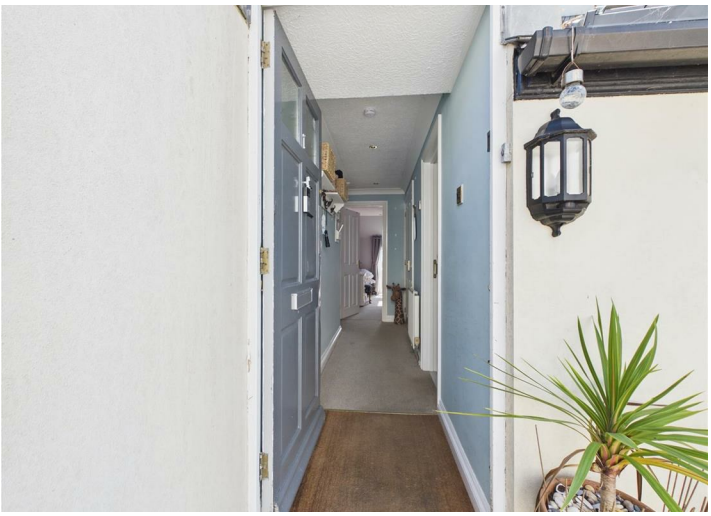
Access
The entrance to the property is off Cresswell Street, through the gate in the stone wall. The agent will meet you here for viewings.
The path leads around to a metal staircase, heading up to a patio terrace to the front of the 3 apartments.

The entrance to Up Above is off Cresswell Street via a wrought iron gate set into a stone wall. Follow the path round and take the left-hand staircase which will lead you up to the flat.









Floor Plan

FIRST FLOOR
838 sq.ft. (77.8 sq.m.) approx.

TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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