



## Crackwell Street, Tenby, SA70 7HA

£119,500



A well-presented studio apartment, this property would make a comfortable bolt hole in a popular location within the town walls for short breaks in Tenby.

Situated towards the top of Crackwell Street, Royal Victoria Court is a stone's throw from the picturesque Harbour and the amenities that the town has to offer. The property is on the second floor, and the building has the benefit of a passenger lift.

The property currently operates as a holiday let and there is the option for the contents to be included in the sale by further negotiation.

- **Studio Apartment**
- **Ideal Bolt Hole**
- **Inside Town Walls**
- **Close to Harbour**

- **Bright Living Area**
- **Currently Holiday Let**
- **Well Presented Communal Area**
- **EPC Pending**

#### Entrance

Enter the building via a door off Crackwell Street opening into the lobby. A secure inner door leads through to a well-presented communal stairway and hallway, with original staircase and banister plus sash windows on the half landing. Apartment no.10 is on the 2nd floor.

There is a passenger lift although a further small set of stairs lead up to the level of no.10's front door.

#### Living Room / Bedroom 16'8" x 12'1" (5.1 x 3.7)

A bright living area with laminate flooring and 2 large sash windows to the front. There are 2 ceiling light points, with night storage heater plus electric radiator, and doorway to the kitchen.

#### Shower Room 4'11" x 4'11" (1.5 x 1.5)

A tiled shower room with lino flooring, has an electric shower in glass enclosure, sink in vanity unit, WC, extractor fan and Dimplex heater.

#### Kitchen 7'2" x 4'11" (2.2 x 1.5)

The kitchen is tiled with a range of wall and base units with a freestanding cooker. The room has a ceiling strip light, extractor fan, and Dimplex heater.

#### Hallway

Entrance hall has a centre light point, fire extinguisher, and doors to the shower room and living area.

#### Please Note

The property is leasehold, a 999-year lease from 1990.

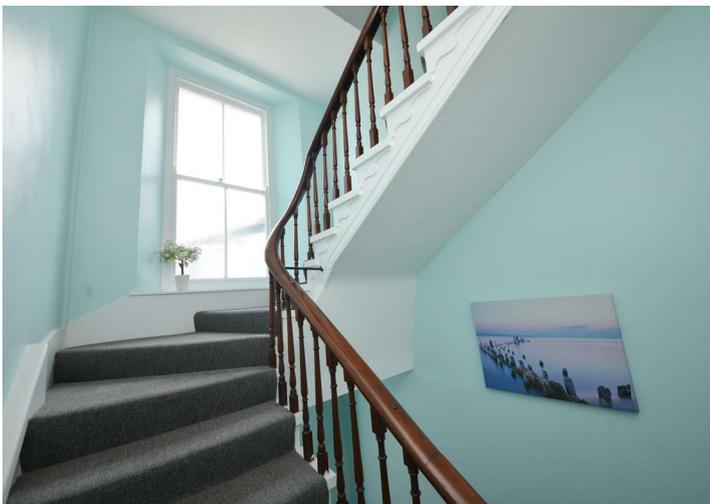
Annual service charge is £94.60 per month as of April 2024 with no ground rent payable.

Council Tax Band B approx. £1433.00 for 2024/2025.



Royal Victoria Court is found towards the top of Crackwell Street, opposite the alley that adjoins the High Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floor Plan

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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