



4 Tudor House  
Tenby  
SA70 7AJ

£129,950

Apartment  
Leasehold



Situated in the heart of Tenby Town Centre, this delightful 2nd floor apartment has been recently modernised throughout and comprises living room with bay window overlooking Tudor Square, fitted kitchen, one double bedroom and shower room.

This apartment would make a modest but comfortable home or bolthole, or an investment property, where the central location should attract steady demand for holiday breaks throughout the year.



LOCK HOUSE C. 1750



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



- **Second Floor Apartment**
- **Views Over Tudor Square**
- **Ideal Investment Property**
- **Property Managed by Birt&Co**
- **Well Presented Throughout**
- **Lease Term Currently Being Extended**
- **No Onward Chain**

#### Entrance 3'4 x 5'7 (1.02m x 1.70m)

The property is accessed from Cresswell Street via a wrought iron gate. The passageway leads to a galvanised steel staircase which takes you to the front door of Tudor House. A further internal staircase leads to the timber front door.

The entrance hall has wood effect laminate flooring, ceiling light fitting, hanging space for coats, electric fuse box and doors leading to the bedroom and kitchen.

#### Kitchen 10'5 x 7'7 (max) (3.18m x 2.31m (max))

With tile effect laminate flooring, the fitted kitchen comprises wall and base units and integrated stainless steel sink with draining board and mixer tap. Space and plumbing for washing machine and fridge, freestanding Beko electric oven with 4 ring hob and wall mounted stainless steel extractor over. Situated under the sink is the Ariston electric water heater. Further features include ceiling light fitting and intercom system.

#### Living Room 10' x 13'2 (max) (3.05m x 4.01m (max))

The living room features large timber frame, single glazed bay window, wood effect laminate flooring, electric wall mounted radiator and central ceiling light fitting.

#### Shower Room 5'9 x 7'1 (max) (1.75m x 2.16m (max))

Comprising tile effect laminate flooring, ceiling light fitting, recessed shower cubicle with electric shower unit, close coupled WC, wall-mounted towel rail, extractor fan, pedestal wash hand basin with tiled splash back and wall mounted mirror with shelf above.

#### Bedroom 8'5 x 13'2 (max) (2.57m x 4.01m (max))

Double bedroom features timber frame single glazed

sash window to the front with secondary glazing, wall-mounted electric heater, wood effect laminate flooring, central ceiling light fitting and wall mounted hanging rail.

#### Please Note

The property is owned on a leasehold basis, with a 99-year lease term from 1991. The current owners are prepared to extend the lease, subject to separate negotiation.

There is an annual ground rent of £50. Service charge & Sinking Fund is currently £1989 per year and includes water rates.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The property is currently on Business Rates but was previously Council Tax Band B with Pembrokeshire County Council.

We are advised that mains electric, water and drainage is connected to the property.



From Tudor Square looking ahead to St Mary's Church, Tudor House is located above Oakley's Café in the pink building and the apartment is on the 2nd floor. The property is accessed from Cresswell Street via a wrought iron gate set into a stone wall next to the Arcade. For viewing appointments, the agent will meet you at this gate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





## Floor Plan



TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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