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

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11 Ashley House
Tenby
SA70 7JG

£175,000

Flat
Leasehold

1 | 1 | 2 | D

Enjoy picturesque sea views from this spacious 3rd floor 1 bedroom apartment! Comprising a lounge, separate open plan kitchen and dining space, a double bedroom, bathroom and an entrance hallway, making it a comfortable home or holiday bolt hole.

The front of the property offers excellent views of the sea, North Beach, and the High Street from large bay windows, with the windows themselves having been recently replaced.

The kitchen has a window offering the same outlook, and the apartment block has secure access from Upper Frog Street, and a communal laundry room.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Stunning Sea and High Street Views**
- **Secure Access From Upper Frog Street**
- **1 Bedroom**
- **Central Location**
- **3rd Floor**
- **Separate Kitchen and Lounge**
- **Would Benefit from Modernisation**

Hallway
Enter through the security door to a spacious hallway with a loft hatch and doors to all rooms.

Lounge
A bright spacious lounge with a large bay window to the front offering stunning views across North Beach, Carmarthen Bay, and Tenby High Street. You can see St Marys Church spire and even a glimpse of Caldey Island to the right, and the room has double doors opening into the dining area.

Kitchen/Dining Room
Open-plan kitchen/dining room with a window to the front, overlooking Tenby High Street. The kitchen has a range of wall and base units, with space and connection for appliances.

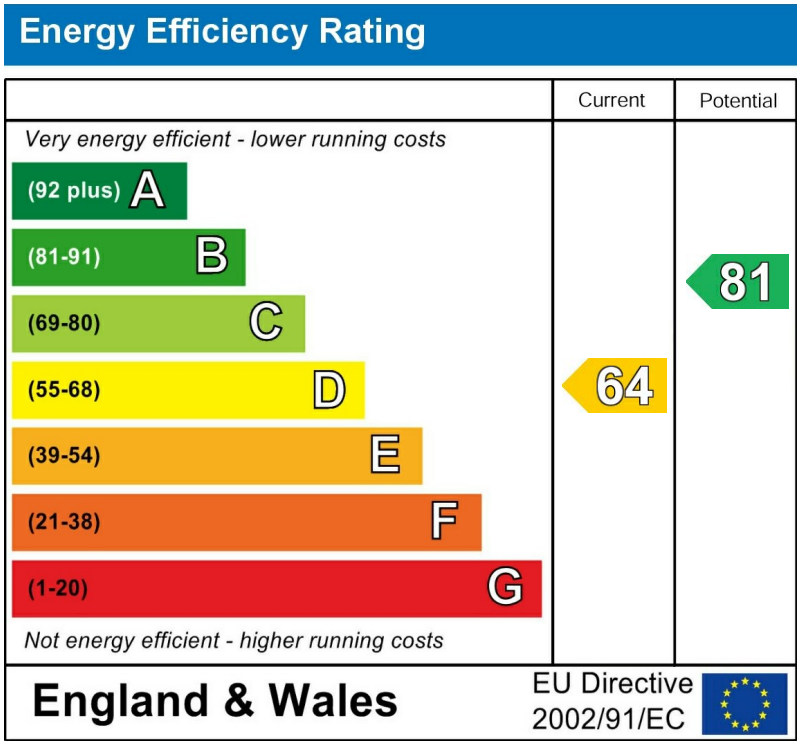
Bedroom
The double bedroom with large bay window to the front overlooking Tenby High Street and offering some sea views beyond the rooftops.

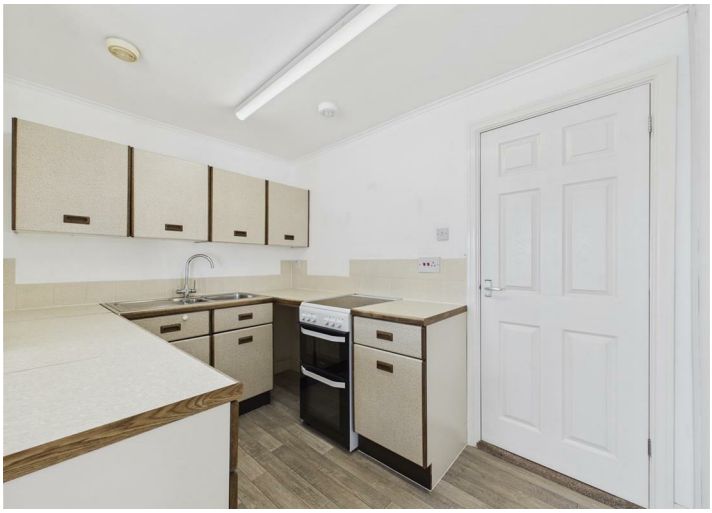
Bathroom
Tiled bathroom, with a bath and electric shower over, matching WC and pedestal wash-hand basin, plus a storage cupboard housing the immersion water tank.

Please note
We are advised that mains electric, water and drainage is connected. Heating and hot water are electric; hot water tank and night storage heating.
The property is leasehold with 78 years remaining on a 120-yr lease.
The annual ground rent is £101.34.
This years' service charge is £3,298 and includes (but is not limited to):
-buildings insurance
-external repairs
-maintenance of internal communal areas
-as well as water and sewerage charges

Ashley House is a Grade 2 listed building.
Commercial holiday letting is not allowed as per the lease, but it can be lived in, used as a holiday home, or residentially let.
The Pembrokeshire County Council Tax Band is D which is set at £2204.45 for 2026/27.

The apartment itself sits over the High Street above Davies' Butchers, but the entrance to the building is on Upper Frog Street, just next to Ebb and Flo.





TG Jones
Davies Butchers and Deli

FLATS 14 & 15
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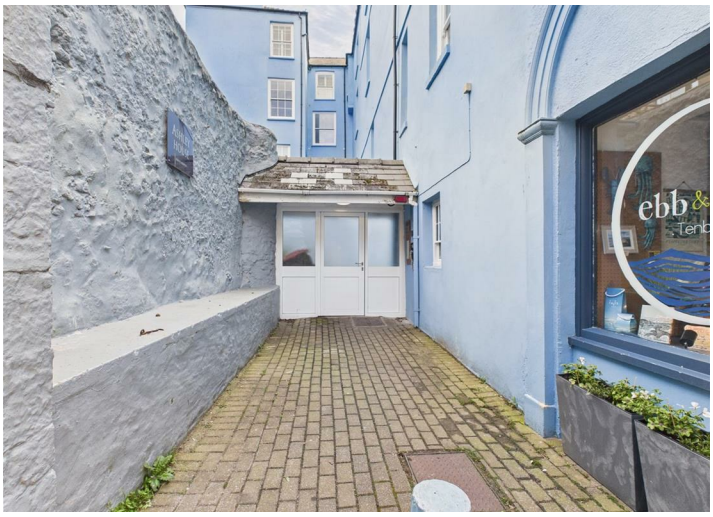
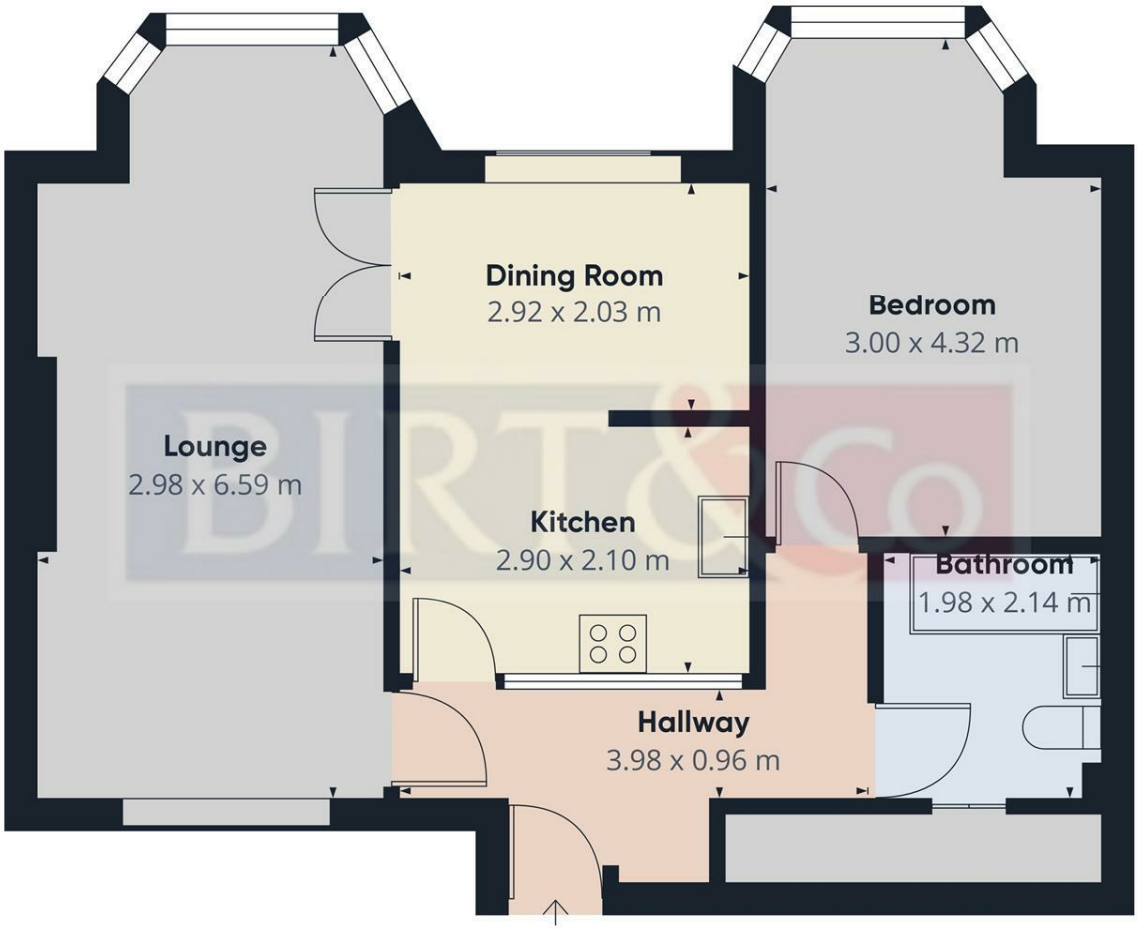

ebb &

Brychan Yard

Floor Plan



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Approximate total area(1)

56.4 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.

GIRAFFE360

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