

**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS

Apartment 4, 33 Prospect House,  
Tenby, Pembrokeshire SA70 7DY

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



**Apartment 4 Prospect House, Victoria Street**

**Tenby , Pembrokeshire SA70**

**Guide Price £325,000**

Email: info@pembrokeshireproperties.co.uk

Telephone: Landline: 01646 562387 Mobile : 07821282534

Registered office address :1 Spilman Street, Carmarthen, Wales, SA31 1LE

Registration number:13486480





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- Sea View
- Located in Tenby Town
- Approx 300ft from the Beach
- 2 Bedrooms
- 2 Bathrooms
- Holiday Let Investment Potential
- Modernised and in Turn key Condition
- EPC Rating C

**Tenure:** We are advised the property is Leasehold with 1/5 share of the freehold ownership.

### Information about the property

This 2 bedroom apartment on the second floor of Prospect house is situated in an amazing location only steps from Tenby's South Beach and Esplanade, Wall town and a convenient long term car park. Prospect house was completely renovated from top to bottom just a few years ago including all electrics and plumbing and painted just last year. Whilst the apartments are leasehold each own a share of the freehold. Whilst this is a period property it is in the condition of a newly built property with the benefits of the latest technology and fitments.

At the entrance there is an intercom for all the apartments, the inner vestibule is separated from the main, carpeted staircase, Victorian floor tiling and stained glass endorse the overall condition of this apartment block setting it apart from many other establishments of the same age.

An oak door leads into the hallway of flat 4 at the end of the hallway and to the left is the master bedroom with a larger than average ensuite which looks onto the rear of the property.

The double room is very bright with natural light from its large UPVC Sash window under which there is a low level double radiator, the room also has recessed ceiling spotlights.



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Its ensuite bathroom is partially tiled and has an extra large walk in shower with glazed doors, a walnut vanity unit ,chrome ladder towel radiator and white sanitary ware .

At the other side of the hallway a door leads to the immense open plan living area. Decorated in a contemporary design this space also has a modern, white gloss kitchen and dining area and fitted with stainless steel light and socket switches the same as all other rooms . Perhaps the main advantage of this apartment is the sea views from its very large bay window giving a focus to the living area whilst also creating an interest for the occupants and making this space very bright .

The kitchen is set to the far corner of the room and is fully equipped including a dishwasher and a washing machine , oven , hob and extractor fan . The gloss white cabinets reflect the light back into the room ,a huge space from which access to the family bathroom and second bedroom are obtained .

The Second double bedroom currently has bunks but could take a double bed , this has another large sash window making the room very light . The family bathroom is tiled with the same contemporary fittings of the ensuite in the master bedroom .

This property has been well maintained by the current owners and all appliances serviced regularly The apartment would suit a single person or retirement home and its freehold ownership on this apartment make it an ideal investment property whereas many other similar properties would not allow holiday rentals. The apartment is fully fitted as their holiday home and the owner would consider selling the contents by negotiation. This is definitely a turnkey property and anyone looking for a home for rental would be advised to act quickly, so that they do not miss this coming Summer season .

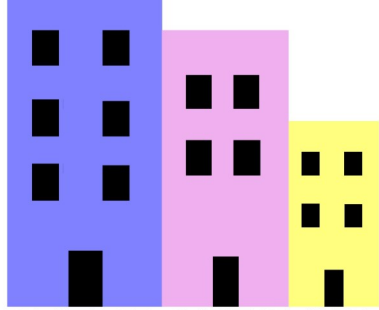


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**Entrance Hallway 2.5m x 0.9m**

**Living Area 6.1m x 4.5m**

**Bedroom One 3.4m x 3m**

**Ensuite 2.4m x 1.3m**

**Bedroom Two 2.3m x 2.6m**

**Bathroom 2.3m x 1.6m**

#### **SERVICES**

We are advised all mains gas, electric and water services are connected to the property.

**EPC RATING- C**

**COUNCIL TAX BAND- D**

#### **LEASEHOLD INFORMATION**

We are advised the property is Leasehold with 1/5 share of the freehold ownership. The current annual service charge is £600 per annum.

#### **VIEWINGS**

Strictly by appointment only with a member from Pembroke Properties Estate Agents Ltd 01646 562387

#### **GENERAL NOTE**

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



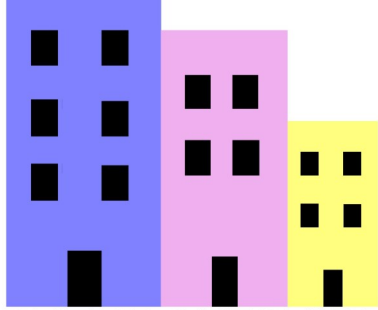
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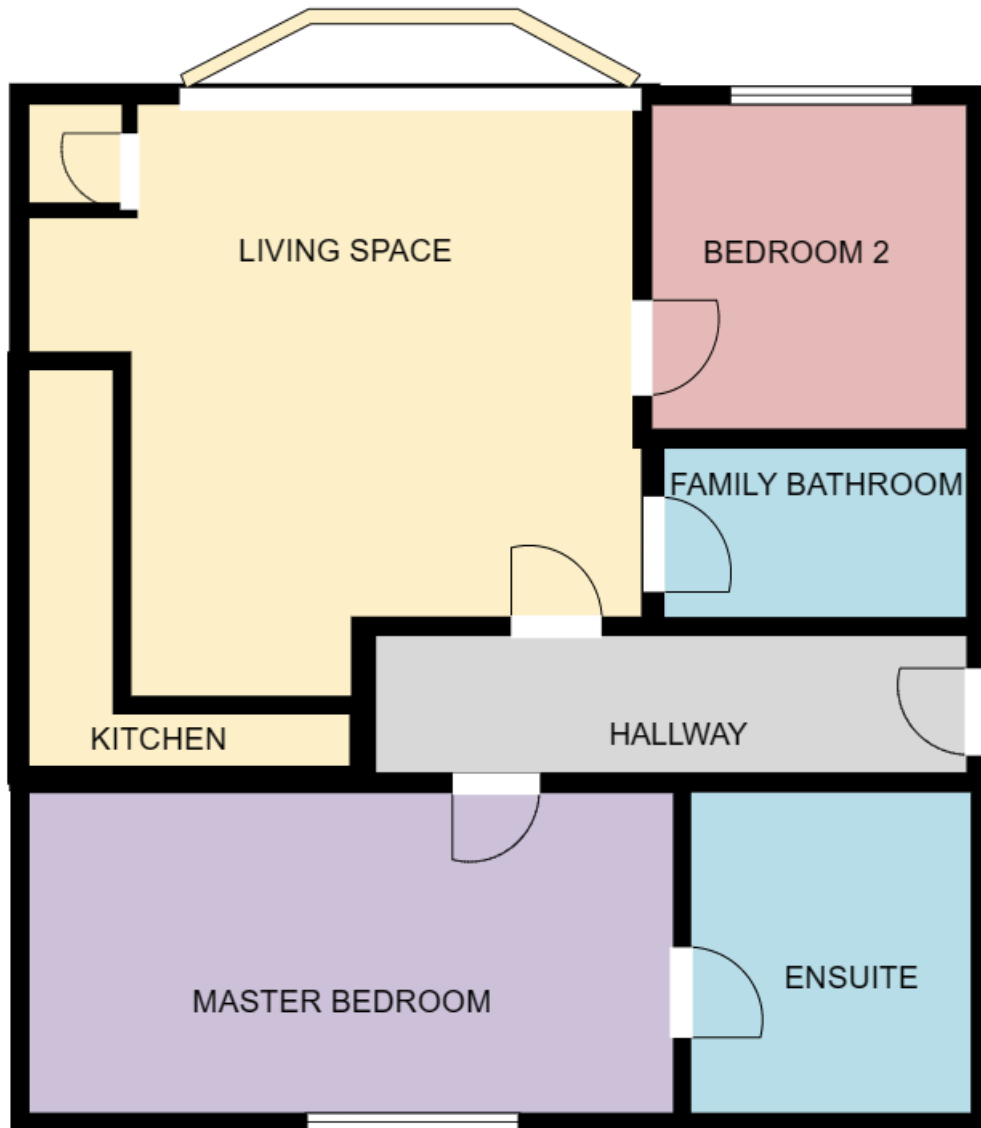
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### Property Floorplan



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