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

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



5a Tudor Square
Tenby
SA70 7AG

£475,000

Flat
Leasehold

3 2 1

A rare opportunity to acquire a spacious and modern property in Tenby's town centre, with direct private access to Tudor Square, roof terrace and sea views to the rear, and bay windows to the front overlooking the High Street.

The property has been completely renovated recently, with new windows, flooring, kitchen, walls, electrics, plumbing etc throughout the entire apartment.

The apartment is surprisingly big, at approximately 153m², and is set over 3 levels. There is ample living space with a large living room, 3 bedrooms (spacious ensuite master bedroom), new kitchen and roof terrace, family shower room, and extra storage space.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Newly Refurbished Property**
- **Sea Views**
- **Access from High Street**
- **3 Bedrooms (Master En-suite)**
- **Rear Roof Terrace**
- **8m Long Lounge**
- **Approx. 153 m², Set Over 3 Levels**
- **Town Centre Location**

Access
The front door is conveniently located in Tudor Square and opens into the hallway.

Entrance Hall
The hall is spacious and the staircase is setback from the street. There is room here for bikes or paddle boards etc. Stairs lead up into the central hallway.

Internal Hall
The property is set over different levels, all joined by the central landing area. There are storage cupboards, and a cloakroom with WC, sink in vanity, window, and space and plumbing for a washing machine/ tumble dryer.

Lounge
The large living room is over 8 meters long and has 2 windows overlooking the High Street.

Kitchen
A modern fitted kitchen with double French doors out to the roof terrace at the rear.

Rear Terrace
The terrace stretches over the extent of the flat roof below and is covered with a modern durable material. There's a glass and chrome balustrade, and the developer is in the process of fitting more glass around the perimeter, to enclose the top level into a dedicated seating area.
Additionally, there are raised areas which could be decked to provide elevated sitting or planting areas.

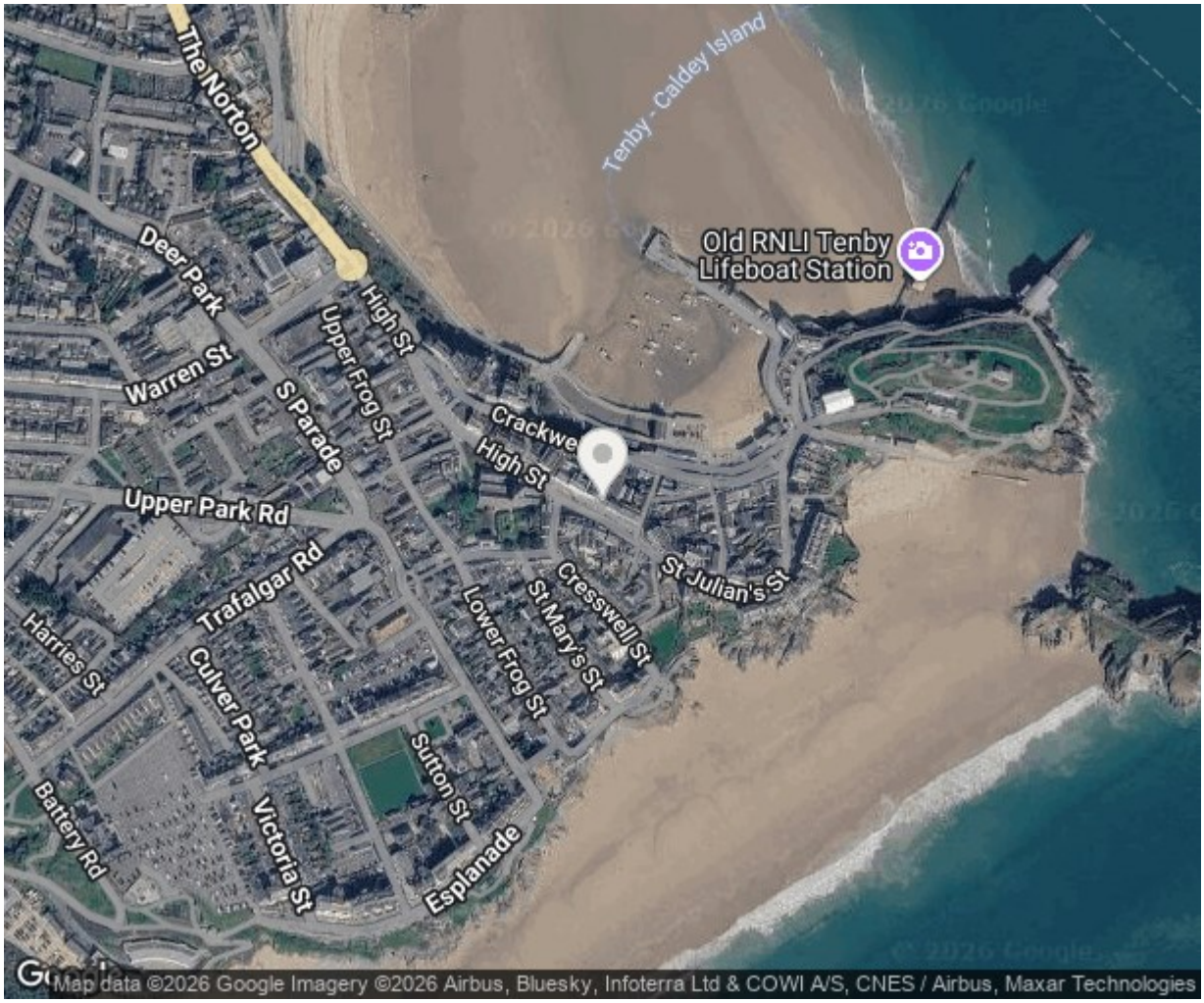
Bedroom 1 + En-suite
A big double bedroom with windows to the front and rear, with sea views over the pier, and along the coast to Saundersfoot and beyond.
The en-suite shower room has a big walk-in shower, WC, sink in vanity, and heated towel radiator.

Bedroom 2
A double bedroom with window over the High Street.

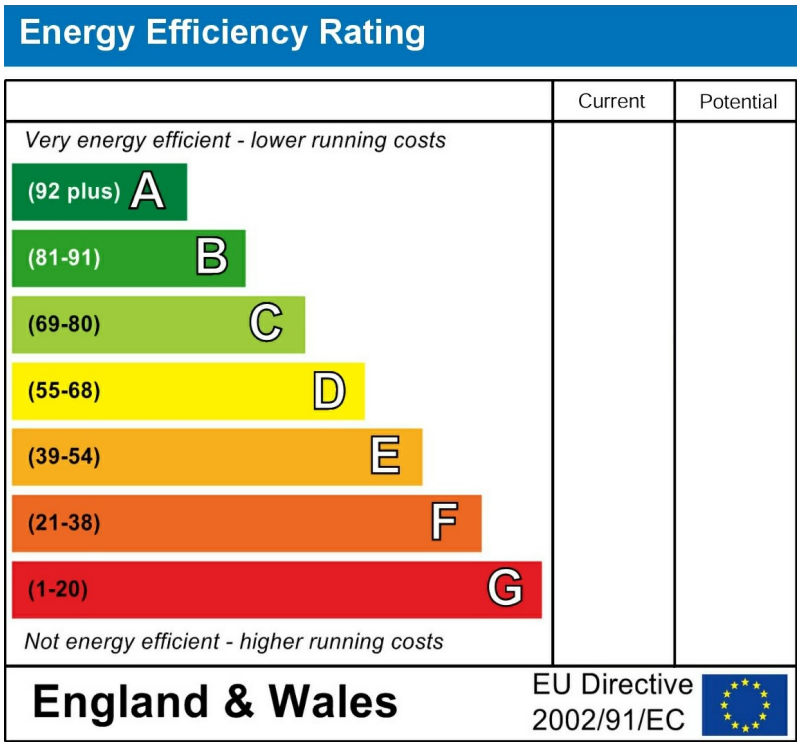
Bedroom 3
Double bedroom with window to the rear offering sea and coastal views.

Shower Room
Family shower room, with walk in shower, sink in vanity, WC, heated towel radiator, and window to the rear.

Please Note
We are advised:
The property is being sold as leasehold, with a 999-year lease.
There is no service charge, but the flat is responsible for 60% of the cost of building insurance and communal maintenance.
The Pembrokeshire Council tax band is to be confirmed, as the property is yet to be assigned a band.
We are advised that mains water, electric, gas, and drainage is connected to the property.
Gas central heating.
EPC is to be confirmed



EPC rating TBC

















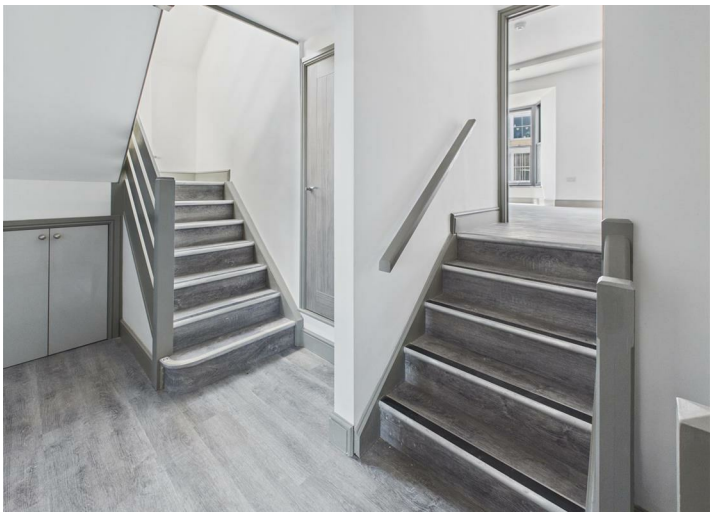








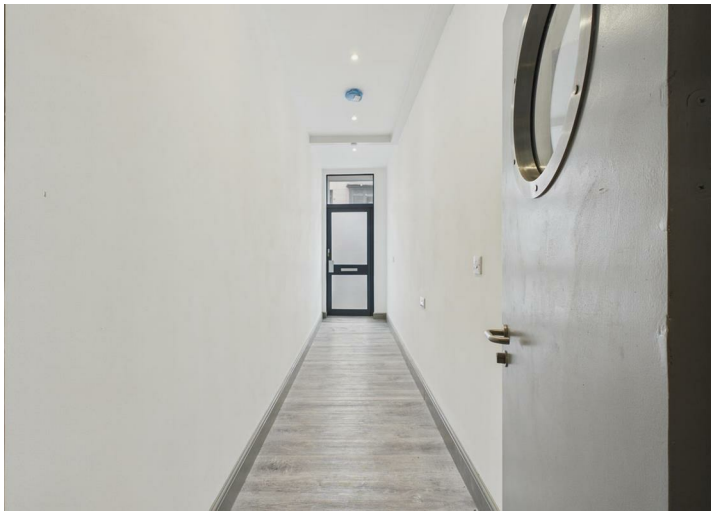
















Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.