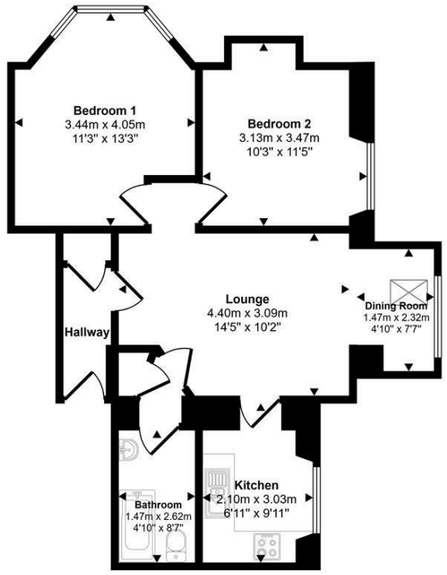
Approx Gross Internal Area
56 sq m / 606 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 Years With 962 Remaining
ANNUAL GROUND RENT: £50
GROUND RENT REVIEW PERIOD: [year]
ANNUAL SERVICE CHARGE AMOUNT: £2000 [year]
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Currently pay business rates

ref: ADD/ ESL / FEB/ 26/

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

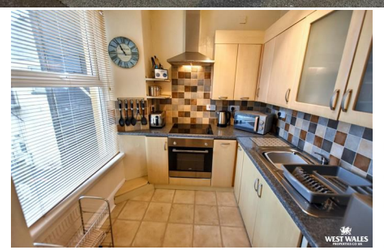
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



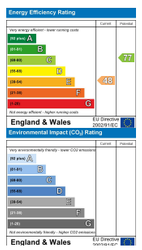






Flat 2, Hilton Flats Warren Street, Tenby, SA70 7JY

- First Floor Apartment
- Walking Distance To Town, Beach And Station
- Excellent Investment
- Parking For 1 Car To Rear
- Leasehold (999 Years With 962 Remaining)
- Two Double Bedrooms
- No Onward Chain
- Open Plan Living Room/Diner
- Electric Heating
- EPC Rating: E

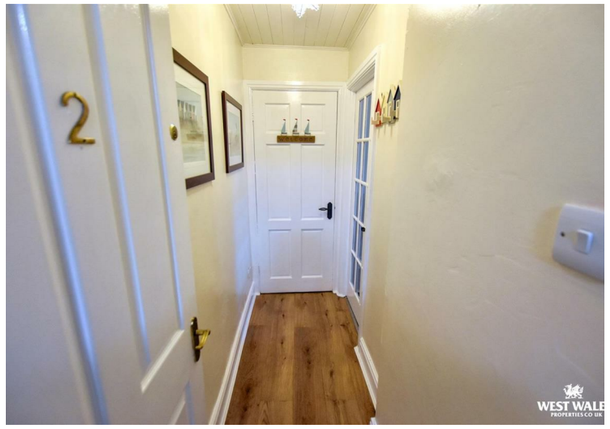


Offers In Excess Of £160,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile













A fantastic opportunity to purchase a first floor apartment with a long lease, located in the sought after area of Warren Street, Tenby. The property is within walking distance of the train station, the walled town centre, harbour as well as all of the golden sandy beaches that Tenby has to offer. The property is currently a successful holiday let and is being sold with the appeal of no onward chain!

The property is accessed through a communal entrance, the layout comprises of an entrance hall with storage cupboard, an open plan living room with separate dining area, kitchen fitted with base and eye level units, two double bedrooms, one with a feature bay window, and a family bathroom offering a bath with overhead shower. The property is in a great decorative order, served by electric heating and double glazing.

Externally, there is the huge benefit of having a car park to the rear allowing for parking for 1 car per apartment.

This is an excellent step onto the property ladder or an investment promising to give immediate return. Viewing is highly recommended!

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



DIRECTIONS

From the Tenby office head north-west on St Julian's St/Tudor Square towards Church Street. Continue onto High Street and then at the roundabout, take the 1st exit onto White Lion Street. At the junction continue straight onto Warren Street. Continue to follow the road around the bend heading towards the train station. The property is at the end of the road located on the left hand side. What/Three/Words:///attention.formal.c

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.