



High Street, Tenby, SA70 7HD

£159,950



A contemporary apartment located on Tenby's High Street. The apartment is at the basement level but benefits from natural light, thanks to light wells to the front and rear. This property boasts a modern and stylish design, with quirky kitchen and dining areas in vaulted rooms off the living room.

The apartment is accessed from the High Street, via a communal hallway. On entering the apartment and heading down a carpeted staircase, there is a spacious reception room adjoining the kitchen and dining areas, with 1 bedroom and a shower room with modern walk-in shower.

One of the unique features of this apartment is the presence of a lightwell, and glass pavement lights above, allowing natural light throughout. Additionally, the property benefits from Nuaire air recycling system ensuring ventilation and improved air quality.

- **Contemporary Basement Apartment**
 - **Modern Renovation**
 - **Tenby Town Centre**
- **Ideal Holiday or Investment Property**

- **Natural Light**
 - **One Double Bedroom**
 - **Separate Kitchen and Dining Areas**
 - **Air Recycling System**

Communal Entrance

Enter the building off the high street through an original refurbished solid wood front door to inner lobby with solid bamboo floor, meter cupboard and electronically timed lighting. Original part glazed inner lobby door to entrance hallway laid to carpet, with radiator.

Apartment Entrance

Enter the apartment door from the ground floor level and stairs lead down into the hallway. The apartment has bamboo flooring running throughout and the hallway leads to the shower room, bedroom and open plan living area.

Lounge 14'5" x 11'1" (4.4 x 3.4)

The room has spotlighting, two Dimplex panel wall heaters, Nuaire air recycling system and wall lights.

Kitchen 9'6" x 7'6" (2.9 x 2.3)

Off the lounge is a fully fitted kitchen in a vaulted room, comprising a tiled floor with a range of units with ceramic hob and extractor over, electric oven, integrated fridge/freezer and slimline dishwasher. LED strip lights light the room with an overhead spotlight and glass block pavement light giving natural light from above.

Dining Area 6'6" x 5'6" (2 x 1.7)

Dining area has space for bench style seating. There is an overhead spotlight and natural light from the glass block pavement light above.

Bedroom 13'1" x 8'2" (4 x 2.5)

A double bedroom with large sash window out to a rear lightwell, with feature fireplace and a Dimplex electric wall mounted heater.

Shower Room 13'1" x 6'2" (4 x 1.9)

The shower room has wash hand basin and WC, with a fully tiled walk-in shower to the rear. There's a built in

understairs storage cupboard with a heated towel rail, Dimplex panel heater, extractor fan and a window to rear light chamber.

Notes

The property is owned on a leasehold basis (with a share of the freehold) with 999 years from 2018. There are no occupancy restrictions, and the apartment is currently a successful holiday let.

There is no regular service charge, as the 3 owners form the management company and share costs on an 'ad-hoc' basis. The 3 owners have a share of the freehold and manage maintenance. Apt B is responsible for 25% of the cost. Contributions for the previous 3 years which includes building insurance are:

Previous contributions were:

2025 £2150 - included one-off cost for new windows (£1,650). All windows replaced so this should not re-occur

2024 £532

2023 £327

This includes building insurance and 1 external building paint. Typically, this varies from £350 - £600 per annum. We try and paint the exterior every 4 years to line up with the Tenby streetscape scheme which re-imburses 80% of cost.

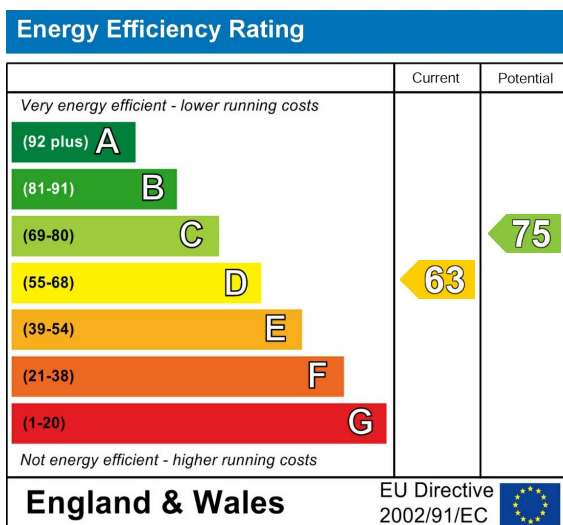
2) Gross letting figures for calendar years:

2025 £25.5k

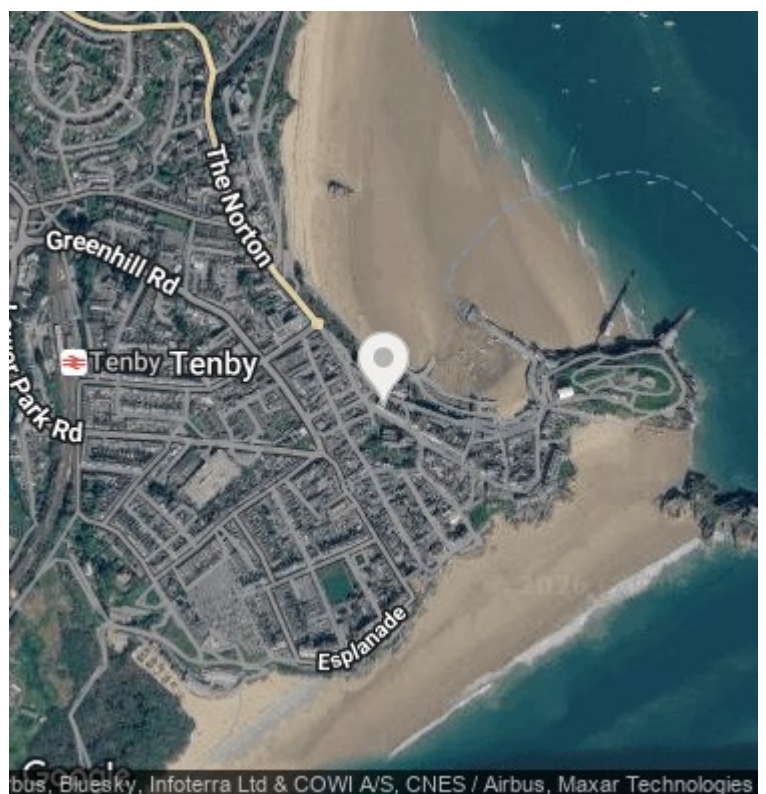
2024 £24.5k

2023 £26.5k

The Pembrokeshire County Council Tax Band is D - approximately £2,204.45 for 2026/27.



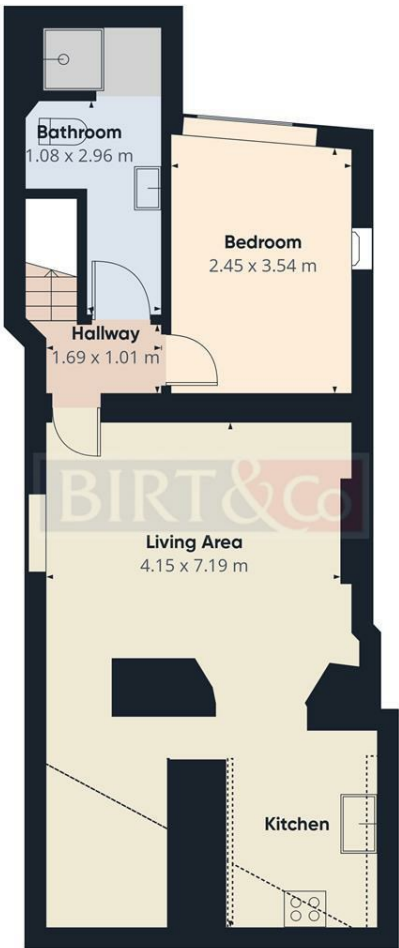
From our office head straight up into
 Tudor Square and Lancaster
 Buildings is on the right hand-side
 opposite the church, next to Naturally
 Gifted .







Floor Plan



Floor 0



Approximate total area⁽¹⁾
47.2 m²
Reduced headroom
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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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