

**Flat 2, Campbell House, Tenby
OFFERS IN REGION OF £299,950**

- **First Floor Maisonette**
- **Two Bedrooms Two Bathrooms**
- **Open Plan Living Space**
- **Large Picture Windows With Views Over Town**
- **Established Holiday Letting Property**
- **Fantastic Central Location**
- **Beautifully Presented Throughout**
- **EER - D**

THE PROPERTY

Situated in a prime position on Tenby's High Street, this beautifully presented first floor maisonette is being offered for sale to include all furniture, fixtures and fittings. The bright and spacious accommodation is arranged over two floors and comprises Hall, Lounge/Kitchen/Dining Room and Bathroom on the first floor, and a Two Double Bedrooms on the second floor; one of which is En Suite. The property also benefits from gas central heating throughout. The beautiful beaches, harbour, shops and amenities are all within a short walk. An ideal holiday let, investment or family home, viewing is highly recommended.

ENTRANCE

The property is accessed over a secure and well maintained communal lobby with stairs leading up to the First Floor.

HALLWAY

Doors to all rooms. Stairs to Second Floor. Laminate flooring. Inset spot lights.

LOUNGE/KITCHEN/DINER

24' 07" x 14' 07" (7.49m x 4.44m)

Open plan living space with double aspect bay windows to front and side. Laminate flooring.



LOUNGE/DINING AREA

Full height picture bay window to front with views towards St Mary's Church & Tudor Square. Ample space for family size dining suite. Wall up lights.



KITCHEN

Bay window with deep sill to side. Well equipped Kitchen fitted with a range of wall and base units with matching worktop. Integral four ring gas hob and electric oven with extractor over. Washing machine. Upright fridge freezer. Wall mounted Worcester combi boiler. Inset spot lights. Part tiled walls.



BATHROOM

7' 01" x 6' 09" (2.16m x 2.06m)
Fitted with matching suite comprising WC, pedestal wash hand basin and bath with mixer shower over. Part tiled walls. Tiled floor. Extractor.



FIRST FLOOR LANDING

Doors to all rooms.

BEDROOM 1

15' 05" x 15' 02" (4.7m x 4.62m)
A spacious room which easily accommodates a double and a single bed. Large picture bay window to front enjoying views over Tenby's bustling Tudor Square. Double doors to built in wardrobe.



BEDROOM 2

10' 03" x 8' 04" (3.12m x 2.54m)
Good sized double bedroom. Bay window to side with deep sill. Double doors to built in wardrobe. Door to En Suite Shower Room.



EN SUITE SHOWER ROOM

Fitted with matching suite comprising WC, pedestal wash hand basin and main shower in separate enclosure. Part tiled walls. Tiled floor. Extractor.



VIEW FROM FRONT



ENTRANCE



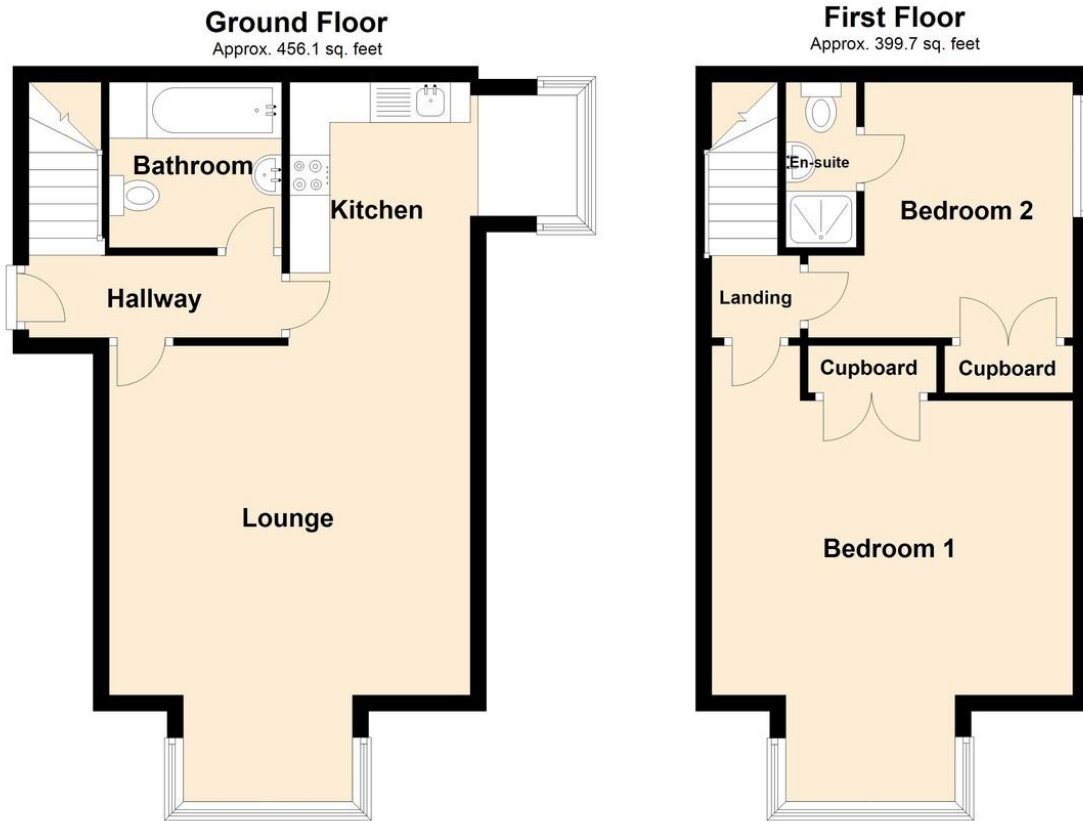
PROPERTY TENURE

We believe the property to be Leasehold, 999 year lease from 2004
Service Charge £249.89 p.a
Ground Rent £50 p.a
Insurance £223.63 p.a

DIRECTIONS

From our office proceed along Upper Frog Street and take the first turn right onto the High Street. The entrance to Campbell House will be found down the alley by the side of Grape Tree Health Food Store.

FLOOR PLAN



Flat 2, Campbell House, High Street, TENBY

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

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