



- 2 Bedroom Second Floor Flat
- Highly Sought After Coastal Town Location
- Ideal Investment/First Time Buy
- E.P.C Rating D



Offers In Excess Of £160,000





Flat 2, Martins Lodge is a 2 bedroom second floor flat, conveniently situated within walking distance of Tenby's North Beach and the town centre amenities. Benefitting from gas fired central heating, this property would be ideal for first time buyers and/or as an investment.

Approached via a communal entrance hall and stairs to the second floor, a door into

Entrance Hall

Door to

Bedroom

10'5 x 9'10 (3.19m x 3.0m)

Window to front. Radiator.

Bathroom

6'7 x 5'6 (2.02m x 1.70m)

Tiled walls. Suite comprising bath with shower over, wash hand basin and w/c. Radiator.

Kitchen/Living/Dining Room

26'1 (max) x 12'5 (max) (7.97m (max) x 3.79m (max))

Open plan. Windows to front and rear. Range of wall and base units with work surface over. Integrated electric oven and hob with extractor over. Stainless steel sink and drainer with mixer tap over. Radiator. Door to

Bedroom

18'4 x 9'6 (5.59m x 2.90m)

Window to rear. Fitted wardrobe and walk in storage cupboard. Radiator.

Within walking distance from property.



Tenure

Leasehold

Council Tax Band

C

Services

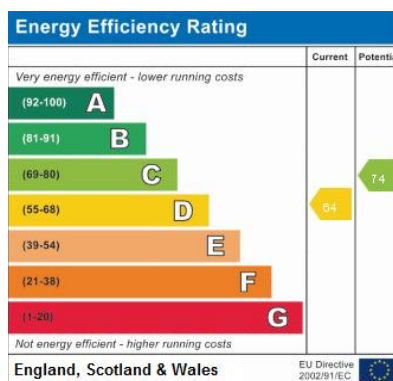
Mains gas, electricity, water & drainage.

Viewing Arrangements

Strictly by appointment only

Directions

In Tenby, follow directions to North Beach. Passing North Beach Car Park, Number 28 The Norton can be found on the left hand side.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

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