



## Top Sail, Chestnut Flats, Tenby SA70 7DX

**Offers in the region of £215,000**

Spacious Apartment Just Yards From Sea Front  
Extremely Well Presented Throughout  
Level Short Walk Into Walled Town  
Ideal Investment Property  
Bright And Airy 2nd Floor Apartment

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**SD/RO/72248/130919**

**DESCRIPTION**

**\*\*\* JUST YARDS FROM THE SEA FRONT & BEACHES \*\*\***

Located on a sought after street just yards from the sea front promenade with access to the superb beaches and a level walk into the town centre. The popular local bowling green is located on the same street. This spacious, well presented apartment would make an ideal holiday home or investment property. Being a well appointed and tastefully decorated apartment. The rooms are of good proportion with gas central heating.

Tenby walled town is full of character with cobbled streets, shops, boutiques and restaurants not forgetting the stunningly beautiful harbour area.

Early viewing is highly recommended.

**ENTRANCE & LOBBY**

Ground floor entrance gives to staircase leading to first floor landing area with entrance door to the apartment. There is a small lobby with an carpeted staircase leading to:

**HALF LANDING**

Fitted carpet, radiator, wall mounted Ideal gas fired central heating boiler.

**BATHROOM**

8'5 x 7'7 (2.57m x 2.31m)  
Tiled walls and flooring, ladder style heated towel rail, pedestal wash hand basin, low level WC, panelled bath with shower over and fitted shower screen, obscure sash window to rear.

**FIRST FLOOR LANDING**

Fitted carpet, access to loft, ceiling light, utility cupboard with plumbing for washing machine.

**LOUNGE**

13'8 x 13'8 (4.17m x 4.17m)  
Large sash window to front making this a bright and airy room, fitted carpet, ceiling light, radiator, dado rail, shelved recess.

**KITCHEN**

11'6 x 6'7 (3.51m x 2.01m)  
Range of wall and base units, single drainer stainless steel

sink unit with mixer taps, integrated fridge and dishwasher, Caple built-in microwave, Beko built-in oven and hob with stainless steel extractor over, tiled splash back, double glazed sash window to rear.

**BEDROOM 1**

14'5 x 8'5 (4.39m x 2.57m)  
Double glazed sash window to rear, fitted carpet, ceiling light, radiator.

**BEDROOM 2**

13'9 x 7'10 (4.19m x 2.39m)  
Double glazed sash window to front, fitted carpet, ceiling light, radiator.

**LEASE INFORMATION**

We are advised that the lease is for 999 years from 2015. Current Service charge is £800 inclusive of buildings Insurance. There is no ground rent payable.

**SERVICES**

We are advised all mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01834 842 859 or e-mail [tenby@johnfrancis.co.uk](mailto:tenby@johnfrancis.co.uk)

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**FACEBOOK & TWITTER**

Follow us on twitter  
[@JohnFrancisTen](https://twitter.com/JohnFrancisTen) or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

**TENURE**

We are advised that the property is Leasehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our office in Tudor Sq, drive up the High St and turn left at White Lion Corner and left again at the crossroads. Follow this road to the seafront. Take the first right into Sutton St and the property is a short way along on the left.



## Basement

## Ground Floor

Total floor area 68.0 sq. m. (732 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	78
EU Directive 2002/91/EC			

**John.  
Francis**