



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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11 Croft House
Tenby
SA70 8AP

£485,000

Flat/Apartment
Leasehold



A recently refurbished top-floor apartment with spacious open-plan living, kitchen, and dining area with beautiful sea views overlooking Tenby Harbour & Carmarthen Bay.

The property has 2 bedrooms, ensuite shower room, and family bathroom, with built in storage cupboard. Off the master bedroom is a roof terrace to the rear, offering outdoor space to enjoy the evening sun, looking over Tenby towards Penally.

The apartment is immaculately presented, with a modern and stylish finish. It has a modern heating system, new double-glazed windows, and the building benefits from a garden to the front, exclusive to residents/guests of Croft House, with direct access down to North Beach.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Private Rear Balcony**
- **Communal Garden**
- **Virtual Tour Available**
- **Share of Freehold**

- **High Specification Finish**
- **Recently Refurbished**
- **Open Plan Living/Kitchen/Dining Room**
- **Beautiful Restored Building**

Entrance

Croft House Apartments has undergone a full and extensive renovation through the last few years. Each apartment was totally refurbished, and boasts a number of modern features and high spec finish.

From the entrance hall, the original staircase brings you to the top floor, and entrance to no.11. Through the front door is a hallway, with doors to all rooms, skylight above, intercom system, and built in cupboard.

Open Plan Living Area

A spacious and bright living room, with sitting area on one side, and Cwtch Haus fitted kitchen on the other. There are 3 windows offering sea and harbour views, with a skylight above offering an abundance of light.

Bathroom

A tiled bathroom, with suite comprising bath with glass screen and shower over, WC, sink in vanity, and heater towel radiator.

Bedroom 1

A double bedroom with ensuite shower room and sliding patio door opening to the rear balcony, providing views over the town towards Penally.

Ensuite

A shower room with walk in shower, WC, sink and heated towel radiator.

Bedroom 2

A second double bedroom, with a window to the rear.

Heating and Hot Water

The property is heated with Ronite D series horizontal electric radiators, offering Wi-Fi control, open-window detection, and a number of features that "ensure cost effective heating and reduce heat loss".

The storage cupboard houses the Ronite Rome Wi-Fi controlled unvented water heater.

Please Note

The property is owned on a leasehold basis, with 999 years lease from 2001.


Council Tax is band E.

Service charge is approximately £1740 per year.

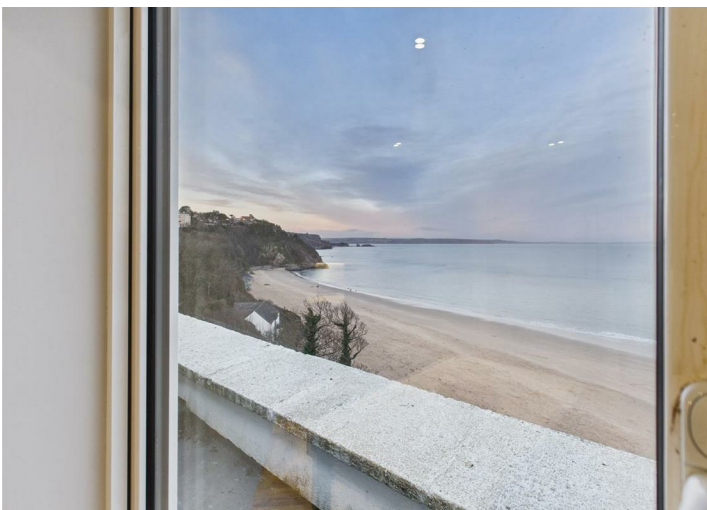
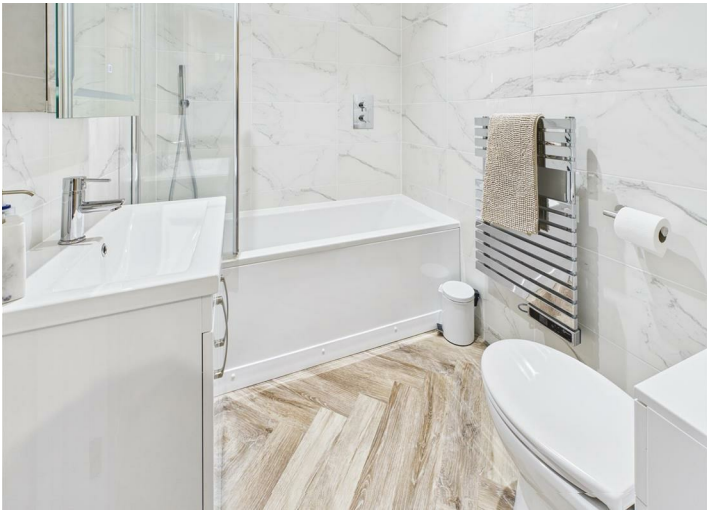
We are advised that mains, water, electric, and drainage is connected to the property.

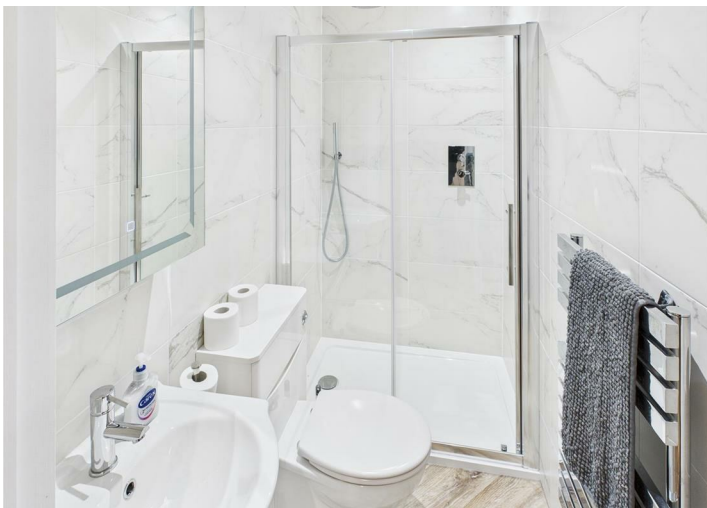
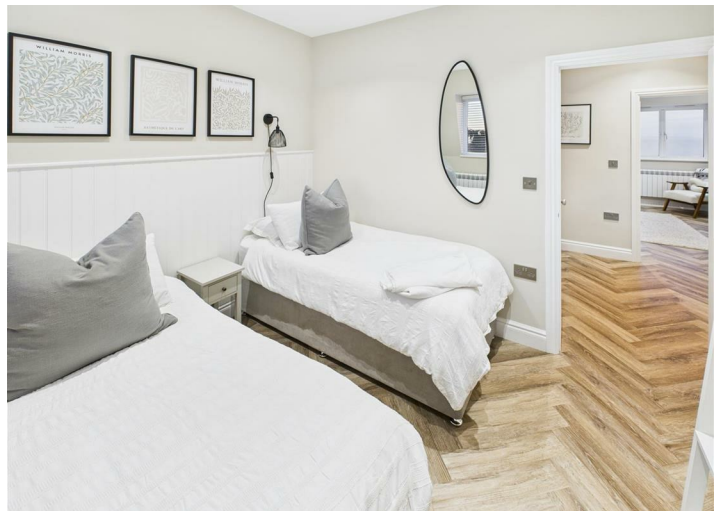


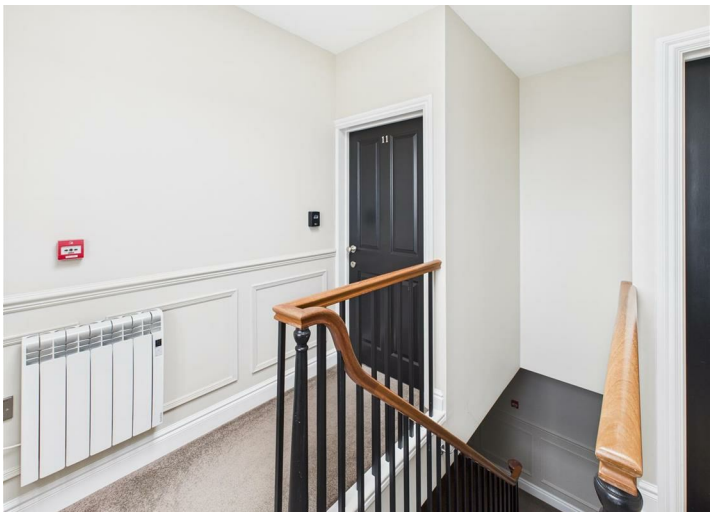
From our office in Tenby, head up through Tudor Square and the High Street towards the Norton. Turn right after the pedestrian crossing and Croft House Apartments is found on the left hand side overlooking the iconic North Beach.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	









Floor Plan



Approximate total area⁽¹⁾
67.1 m²
Reduced headroom
1.9 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

