CHANDLER ROGERS
ESTATE AGENTS

2 Barrington House, Tenby
OFFERS IN REGION OF £195,000

- **Ground Floor Apartment**
- **2 Double Bedrooms, 3 Bathrooms**
- **Well Appointed Accommodation**
- **Enclosed Rear Courtyard**
- **Full Of Potential, Ideal Investment Property**
- **Short Walk To Town & Beaches**
- **Cannot Be Commercially Holiday Let**
- **EER - E**

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THE PROPERTY

A ground floor apartment located within a short walk of the town centre and beaches offering spacious accommodation arranged over two floors. The ground floor has Hallway, Lounge, Kitchen, Bathroom and Two Bedrooms, one of which is en-suite. Accessed from the hallway via stairs is the Basement Area which has two further rooms, a shower room and a boiler room. At the rear is a private enclosed courtyard with a raised patio area with ample space for a table and chairs, a lovely spot for al fresco dining and relaxing. The apartment, which would benefit from some modernisation, has boundless potential and is an ideal investment property.

AGENT'S NOTE

This property cannot be commercially holiday let.

ENTRANCE

Barrington House is entered via a glazed front door which opens into the porch where there are post boxes and intercoms for the apartments. An inner door opens into the hallway.

HALLWAY

Doors to all rooms. Door to large storage cupboard. uPVC part glazed door opens onto the private rear courtyard.

LOUNGE

16' 3" x 15' 0" (4.95m x 4.57m)
Large south facing bay window to front overlooking Southcliffe Gardens. High level internal windows to kitchen.

KITCHEN

12' 5" x 6' 3" (3.78m x 1.91m)
Fitted with a range of wall and base units with matching worktop. Space and plumbing for washing machine. Space and connection for electric cooker. Inset stainless steel sink with drainer. Space and connection for under counter fridge. Part tiled walls. Vinyl flooring.

WET ROOM

8' 3" x 4' 10" (2.51m x 1.47m)
Furnished with WC, wash hand basin and shower.
Extractor fan. Non slip vinyl flooring.

BEDROOM 1

12' 1" x 9' 6" (3.68m x 2.9m)
Window to rear overlooking the courtyard.

BEDROOM 2

11' 9" x 11' 3" (3.58m x 3.43m)
Window to rear overlooking the courtyard.

EN-SUITE SHOWER ROOM

Furnished with WC, wash hand basin and shower cubicle.

BASEMENT AREA

Accessed off the hallway. Stairs lead down to the basement area which consists of a boiler room, housing the Worcester combi boiler, two further rooms and a shower room which has a WC, wash hand basin, extractor fan and mixer shower.

EXTERNALLY

The courtyard at the rear has a raised paved patio area with room for a table and chairs.

PROPERTY TENURE

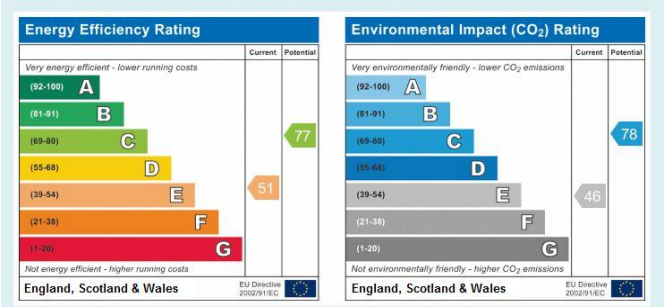
We believe the property to be Leasehold, 977 years remain on a 999 year lease.
Maintenance charge £1,392.80 per annum
Ground Rent £100.00 per annum
Sinking Fund payment £190.00 per annum (all paid six monthly to Birt & Co Management Company)
Council Tax Band E, £1,716.55 for current year.

DIRECTIONS

From our office proceed through the Five Arches taking the first left turn. Cross over the road and pass the Car Park on the right. Southcliffe Street is the first turning right after the Car Park. Barrington House will be found on the right hand side.

FLOOR PLAN

ENERGY PERFORMANCE GRAPHS



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