



**Little Fishes, 2 Royal Victoria Court, Tenby  
ASKING PRICE OF £119,950**

- **Ground Floor Studio Apartment**
- **One Bedroom**
- **One Shower Room**
- **Yards From The Harbour & Beaches**
- **Ideal Investment Property**
- **Proven Holiday Let**
- **To Be Sold Including All Contents**
- **Electric Heating & uPVC Double Glazing**
- **EER - E**

## THE PROPERTY

Situated yards from the The North Beach and Tenby's famous Harbour, this ground floor immaculately presented studio apartment comprises Spacious Double Bedroom/Living Area, Shower Room and Kitchen. The property is ideally located to enjoy the lovely sandy beaches, working harbour, shops and amenities, all of which are within a mere stones throw. The apartment has been lovingly renovated and decorated throughout and is currently a successful holiday let. The Studio Apartment is being sold with all contents

Timber door to the well kept communal Lobby.

## BEDROOM/LIVING AREA

Large uPVC sash bay window to front. Doors to Kitchen and Shower Room.



## REVERSE VIEW



## KITCHEN

Fitted with range of stylish wall and base units with matching worktop. Inset stainless steel sink and drainer. Microwave, electric freestanding cooker and integral fridge. Fully tiled walls and vinyl flooring.



### **SHOWER ROOM**

Modern electric shower In Glass Enclosure. W.C. and pedestal wash hand basin



### **PROPERTY TENURE**

We believe the property to be Leasehold, 969 years remain on a 999 year lease.

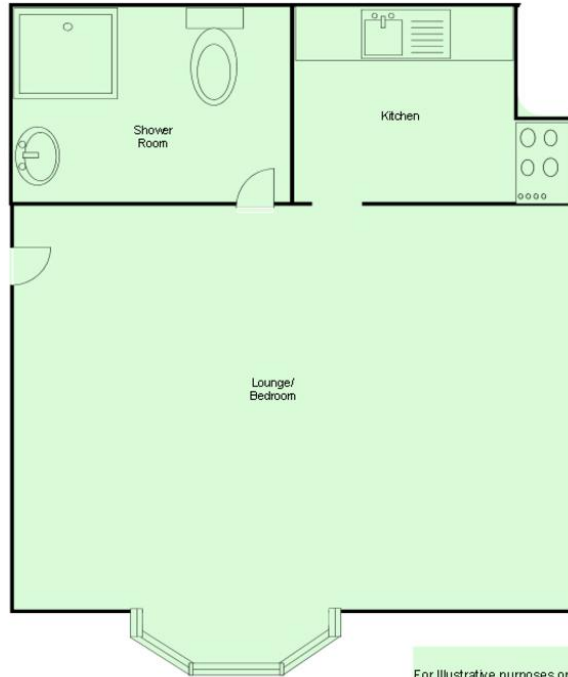
Service charge £980.50 per annum

No Ground Rent

### **DIRECTIONS**

From our office in Upper Frog Street, turn right out of the office and take the next left, follow the lane to the end and cross over the high street, follow the alley way to the left of Cafe 25. Turn left onto Crackwell Street and the entrance to Royal Victoria Court will be found on the right hand side after a short distance.

FLOOR PLAN



For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	43   E	
21-38	F		
1-20	G		

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