

## 4 St. Marys Court, Tenby, SA70 7HH

**Offers in the region of £285,000**

Nestled in the charming coastal town of Tenby, this well-presented two-bedroom flat at St. Marys Court offers a delightful opportunity for both investment and holiday living. Spanning an impressive 904 square feet, the apartment boasts stunning sea views, making it a perfect retreat for those seeking a tranquil escape by the sea.

The property features a spacious living room with balcony that has the benefit of the coastal views, alongside a well-equipped kitchen. Two comfortable bedrooms, while the bathroom is conveniently located to serve both rooms. Double-glazed windows throughout, complemented by electric heating for those cooler evenings.

Residents will appreciate the communal outdoor space as well as secure parking, a valuable asset in this popular area. Just a short stroll from the beach and the vibrant array of amenities that Tenby has to offer, this apartment is ideally situated for those who wish to immerse themselves in the local culture and lifestyle.

Whether you are looking for a holiday home or a sound investment, this property presents an excellent opportunity to own a piece of Tenby's coastal charm. Don't miss the chance to make this lovely flat your own.



## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

With electric heater, doors to kitchen and living room and stairs to first floor.

LIVING ROOM 11'9" ext to 14'8" x 12'4" (3.60 ext to 4.48m x 3.77m)



Window to rear and door to balcony where you have sea views, Dimplex electric heater and opening in to the kitchen.



## VIEW FROM THE BALCONY



KITCHEN 10'9" x 9'10" (3.29m x 3.01m)



Fitted with an excellent range of wall and base units incorporating a 1.5 bowl single drainer stainless steel sink unit, electric oven, electric hob with extractor over, integral dishwasher and fridge. Understairs storage cupboard and window to front.



## FIRST FLOOR

Landing with airing cupboard and doors off to.....



**BEDROOM 1 11'8" x 11'7" (3.56m x 3.55)**



Window to rear elevation, Dimplex electric heater, range of fitted wardrobes and wall lights.



**BEDROM 2 10'0" x 7'10" (3.06m x 2.39m)**



Window to front and Dimplex heater, tongue and groove panelling along one wall and wall lights



**BATHROOM 6'9" x 4'10" (2.08m x 1.49m)**



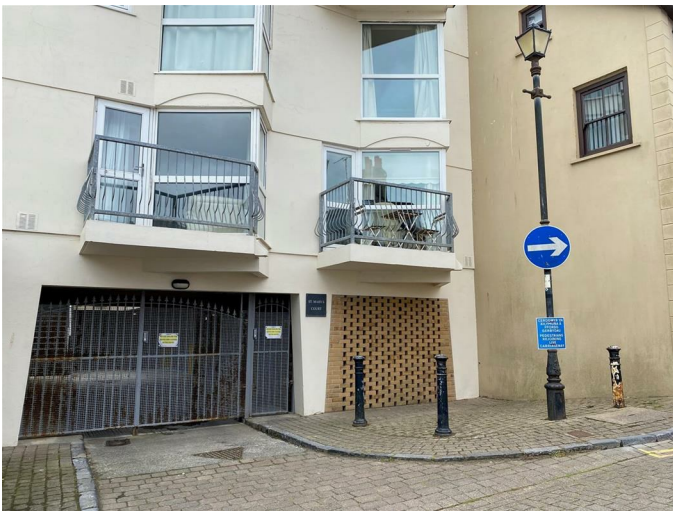
Panelled bath with shower over and screen, WC and vanity unit, fully tiled, heated towel rail and window to front.

## EXTERNALLY



Pedestrian gated access from St Marys Street that takes you through the parking area with stairs up to the well maintained communal area.

There is a secure gated access off Creswell St to the ground floor parking where the apartment has an allocated parking space .



## SERVICES

Mains water, electric and drainage

## LEASEHOLD

The property is leasehold with a 999 year lease from 1983

## SERVICE CHARGE AND GROUND RENT

We understand the service charge and ground rent for the year totals £1400.00 (Please note we have not seen confirmation of these figures)

## COUNCIL TAX

We are advised that the Council Tax Band is D

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

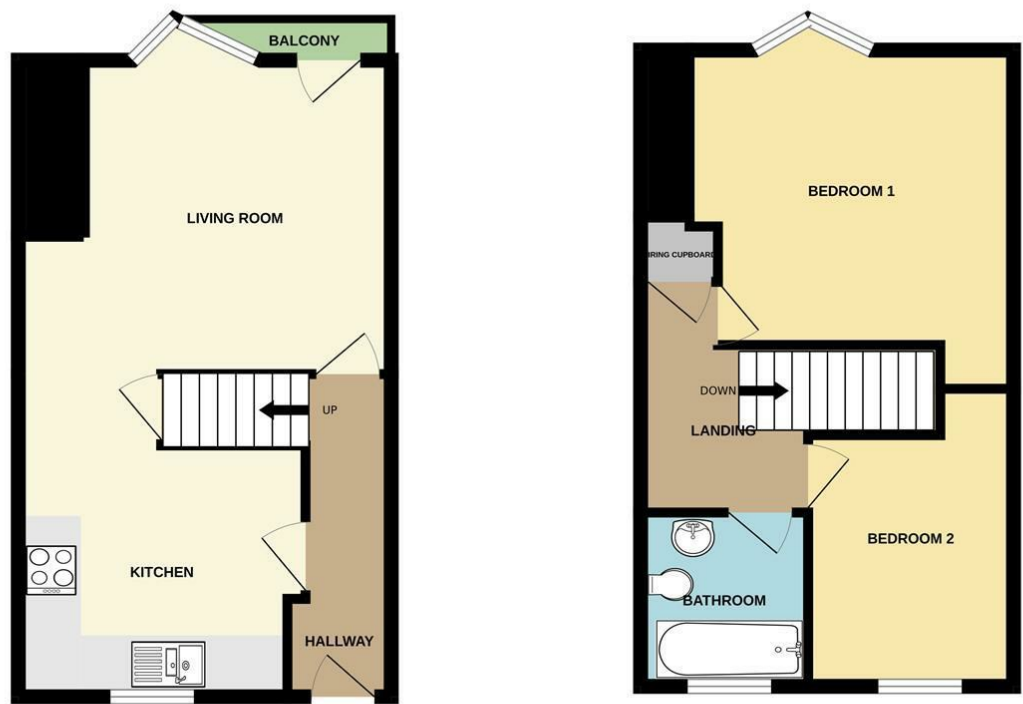
Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)



Floor Plan

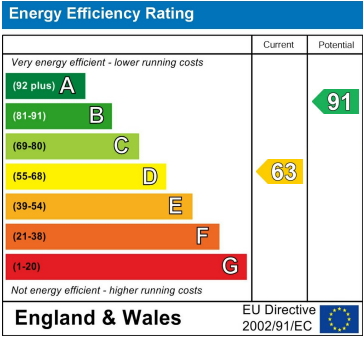


TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.