

Ground Floor



VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold, lease 125 yrs from 29.9.1988 - ground rent £50 rising to £150. Service charge £810.02 pa currently (2021)

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

ADR/AMR/03/21/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

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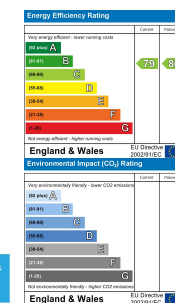


7 St James Court, Curlew Close, Haverfordwest, Pembrokeshire, SA61 2TH

- INVESTMENT OPPORTUNITY
- Close to Amenities
- Gas Central Heating
- Kitchen/Breakfast Room
- Balcony
- Leasehold
- Two Bedrooms
- UPVC Double Glazing
- Walk to Town Center
- EPC Rating C

Offers In Excess Of £62,000

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The Agent that goes the Extra Mile





**** VIRTUAL VIDEO AVAILABLE ***

Ideal investment opportunity, a two-bedroom first-floor apartment, situated on the edge of Haverfordwest town.

Benefiting from gas central heating, UPVC double glazing, and balcony area. The accommodation briefly comprises Hallway, Kitchen/Breakfast Room, Bathroom, two Bedrooms, and Lounge. Externally, there is communal parking on street.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure center/swimming pool, cinema, restaurants, pubs, etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

HALL

15'11 x 3'1 (4.85m x 0.94m)

LOUNGE

14 x 10'11 (4.27m x 3.33m)

KITCHEN

8'10 x 13 (2.69m x 3.96m)

BEDROOM 1

14 x 9 (4.27m x 2.74m)

BEDROOM 2

10 x 9 (3.05m x 2.74m)

BATHROOM

6'1 max x 6 (1.85m max x 1.83m)



DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one-way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, onto the Haven Road. Take the first turning right into Hawthorn Rise, continue around the bend and turn left into Trafalgar Road, take a left at Court Road, follow the road down until you see St James' Court on your right.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.