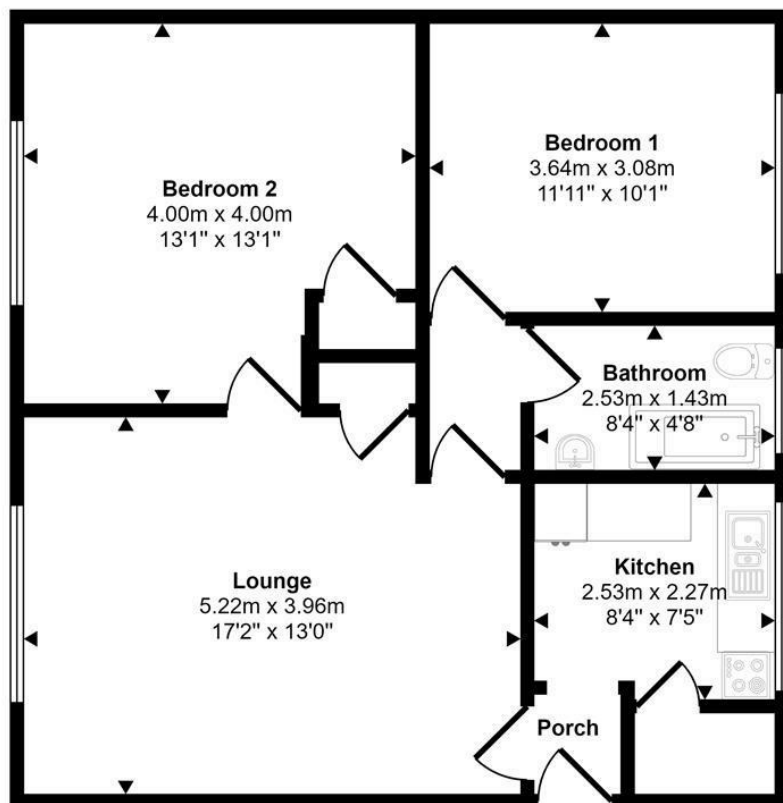


Approx Gross Internal Area
63 sq m / 683 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 105
ANNUAL GROUND RENT: £10
ANNUAL SERVICE CHARGE AMOUNT: £36.48

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'A'

MM/AMA/01/24/TakeOnOK/SSG

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

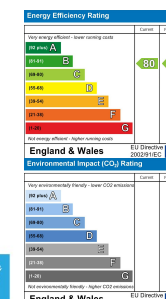


31 Observatory Avenue, Hakin, Milford Haven, Pembrokeshire, SA73 3EX

- Two Bedroom Apartment
- Leasehold
- Ideal First Time Buy/Investment
- Close To Amenities
- Double Glazing
- First Floor
- Very Well Presented
- Garden To Rear
- Gas Central Heating
- EPC Rating: C

Offers In The Region Of £85,000

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The Agent that goes the Extra Mile



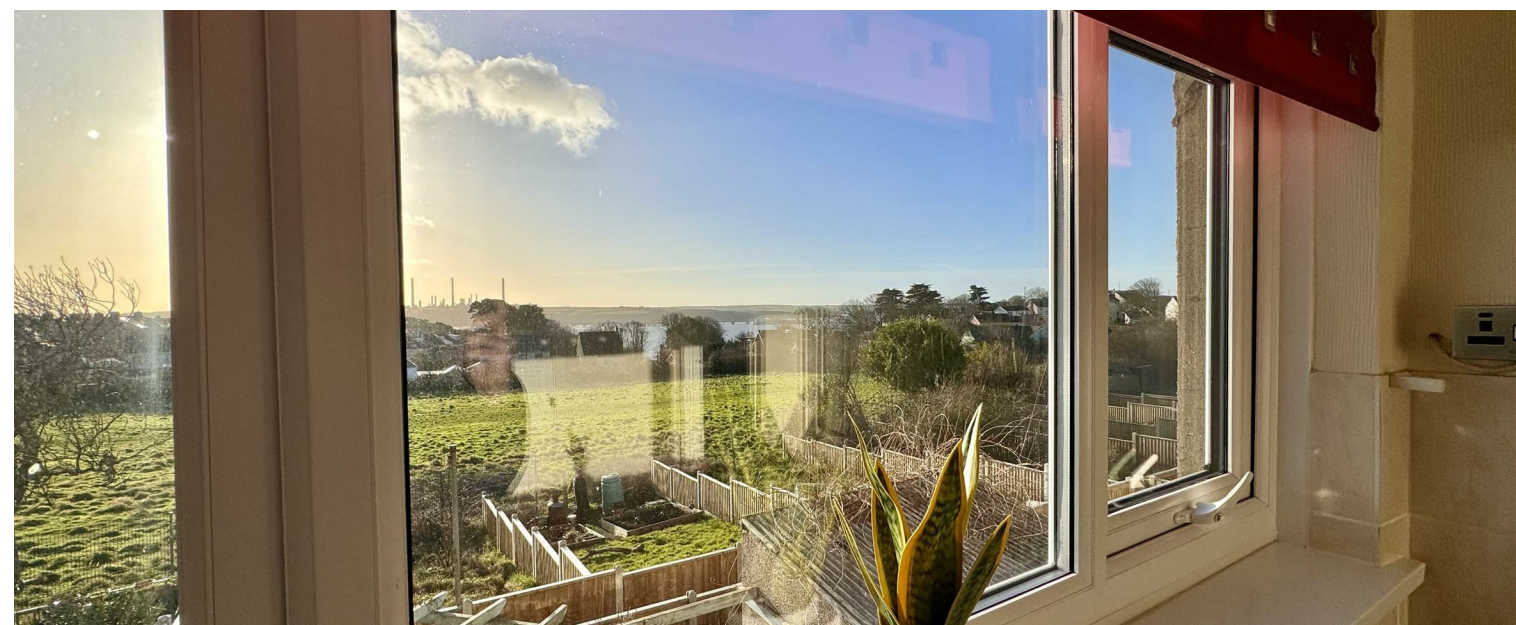
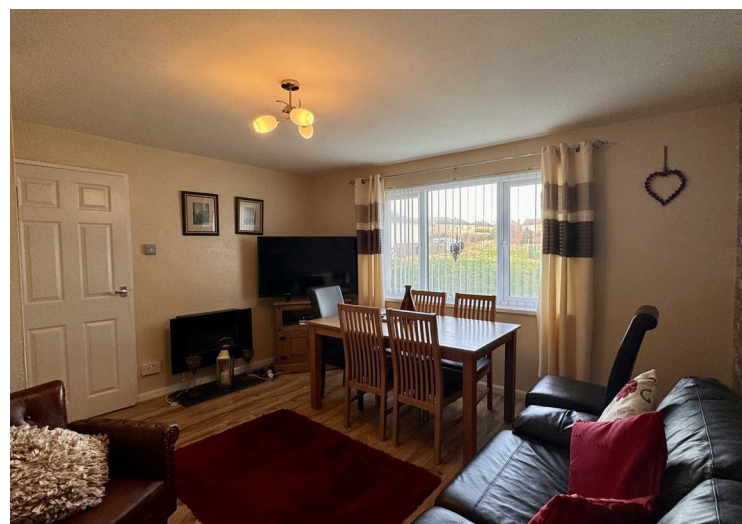


An Ideal First Time Buyer or Investment Opportunity, this well presented, two-bedroom, first-floor apartment has distant estuary views and is located within walking distance of nearby shops, bus routes, and schools.

The accommodation briefly comprises; Hallway, a kitchen, bathroom with shower over the bath, two double bedrooms, and lounge. The property benefits from gas central heating and double glazing.

Externally, to the rear is there is an enclosed garden with storage shed and there is on-street parking to the front of the building.

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurants, Wine Bars, and boutique shops. The town itself has a historic late 18th and 19th centuries core, based on a grid pattern, located between Hubberston, Pill and Castle Pill and extending inland for 500 metres. Milford Haven's 20th-century expansion took in several other settlements Hakin and Hubberston which are older and situated to the west of the main town. The town also benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



DIRECTIONS

From our office, continue down Fulke Street, turn right onto Hamilton Terrace, then take the first exit off the roundabout, over the bridge and continue up Captain James Hill. At the top, turn left into Waterloo Road and take the left-hand turn into Observatory Avenue, where the property will be found on the left side. What3 Words: dignify.cherry.roofs

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