

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold, with a 3rd share of the Freehold (A new lease is to be drawn up once a sale is agreed)
LENGTH OF LEASE: 999
ANNUAL GROUND RENT: Peppercorn
GROUND RENT REVIEW PERIOD: N/A
ANNUAL SERVICE CHARGE AMOUNT: £120pcm which includes building insurance and communal electric
SERVICE CHARGE REVIEW PERIOD: Quarterly Meetings

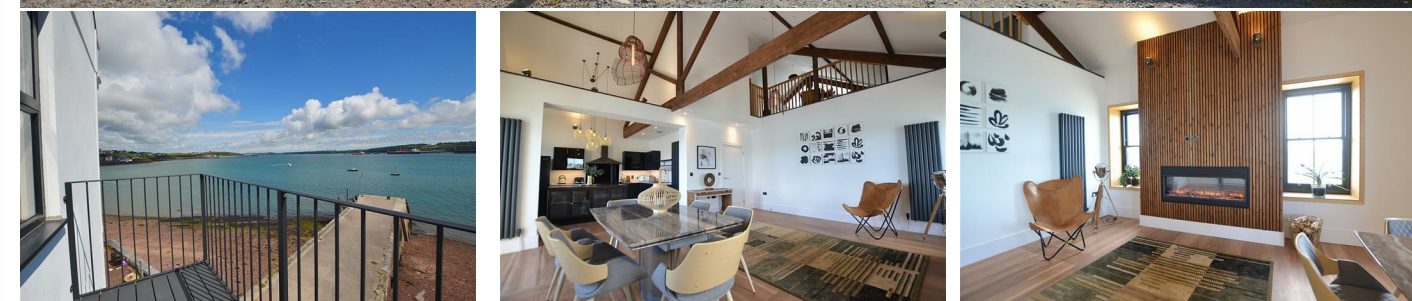
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: TBC

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

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3 Kings Point The Point, Hakin, Milford Haven, Pembrokeshire, SA73 3DG

- Luxury Top Floor Apartment
- Three En-Suite Double Bedrooms
- Open Plan Kitchen/Living
- Grade II Listed
- Immaculately Presented
- 180 Degree Estuary Views
- Off Road Parking
- Balcony Overlooking the Water
- Leasehold Property with Share of Freehold
- Edge of Town

Offers Around £400,000



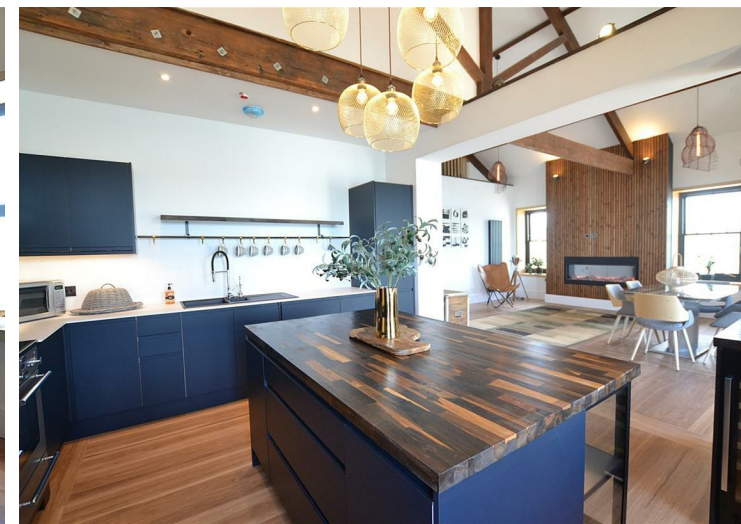
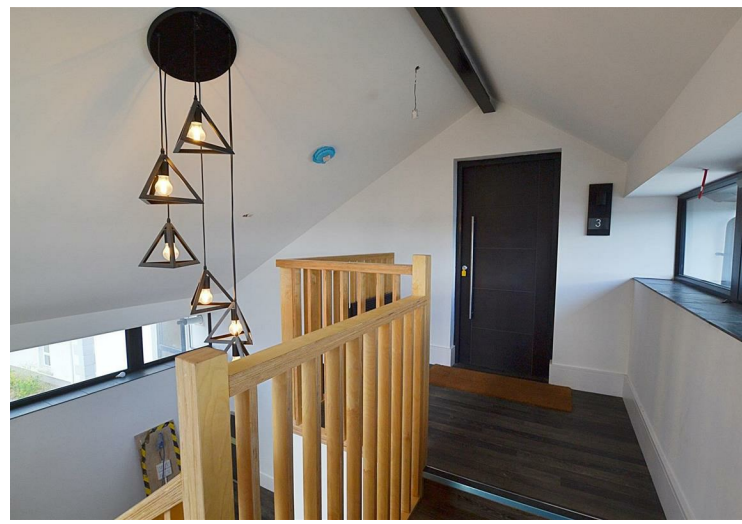
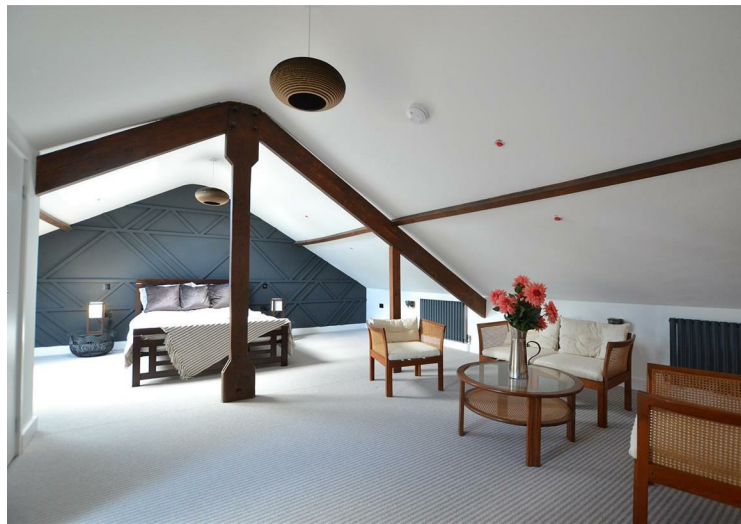
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The Agent that goes the Extra Mile



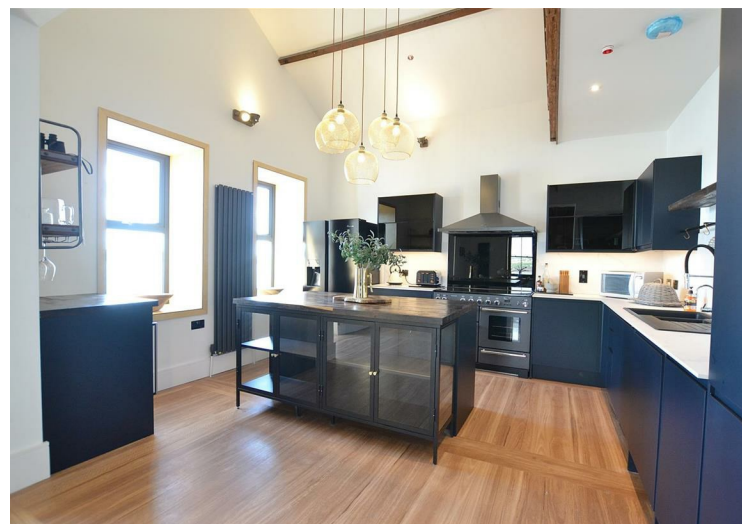


An opportunity to purchase this immaculately presented Top Floor Apartment in a Grade II Listed building, steeped in history, sitting on the edge of the Cleddau Estuary boasting 180 degree water views. This apartment has been finished to the highest standard, with touches such as Karndean flooring, new double glazed aluminium windows and mezzanine Master overlooking the Living Room.

The accommodation comprises; Hallway, Living Room fitted with a cosy electric fire with realistic flame effect, surrounded by stained wood making for a great feature and focal point, and a Balcony offering views over the Milford Haven Estuary, a Kitchen fitted with a range of modern units and appliances, Two Double Bedrooms, both fitted with En-Suites with modern suites fitted and a Utility Room. The first floor boasts a Master Bedroom with a seating area, overlooking the Living Room/Kitchen, ample storage and an En-Suite and further storage. The property benefits from external CCTV around the building and an intercom system linked to the main entrance.

Externally, to the side of the property there are two parking spaces, along with a communal garden area overlooking the Cleddau. Within the cellar there is communal storage, useful for kayaks, bikes etc. Viewing is highly recommended to appreciate the uniqueness of this property.

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 Restaurant, Wine Bar, 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 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 Milford Haven Office, go down Fulke Street, then turn right onto Hamilton Terrace. At the roundabout, take the first exit onto Victoria Rd, then take the first left onto St Anne's Road. Continue up to the top of the hill, then turn left onto Wellington Road, follow this road down to Chapel Street, then bear right and the property will be in front of you on your right. What3Words reference: drag.blazing.discusses

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