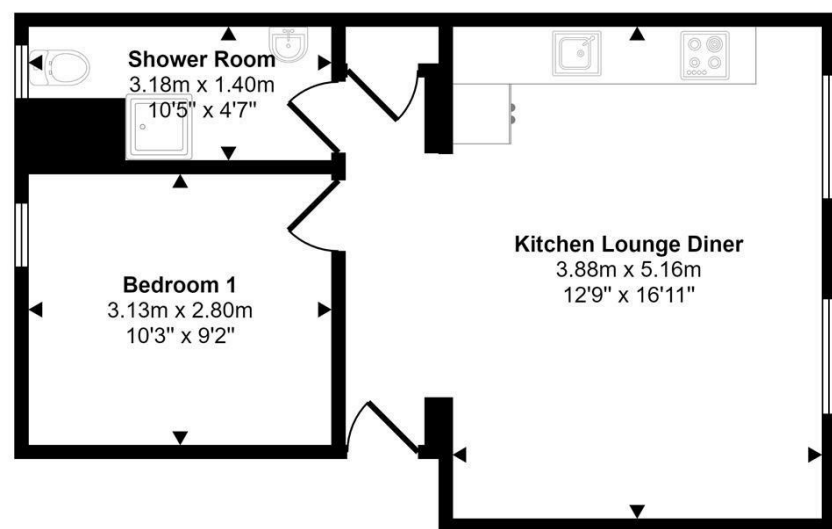


Approx Gross Internal Area  
39 sq m / 423 sq ft



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: 125 years with 109 remaining  
ANNUAL GROUND RENT: £250  
GROUND RENT REVIEW PERIOD: [every 33 years]  
ANNUAL SERVICE CHARGE AMOUNT: £1100 [year]  
SERVICE CHARGE REVIEW PERIOD: [year ]

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

ref: HC/LLE/MAY/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

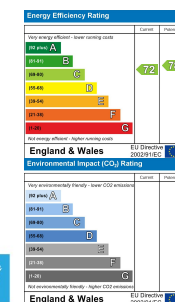


### Flat 1, 26 Water Street, Pembroke Dock, Pembrokeshire, SA72 6DN

- Ground Floor Flat Leasehold ( 125 Years With 109 Remaining)
- Fully Renovated Throughout
- Well Presented
- Open Plan Kitchen/Living/Diner
- Contemporary Shower Room
- One Double Bedroom
- Town Centre Location
- No Onward Chain
- Ideal Investment
- EPC Rating: C

Price £59,500

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

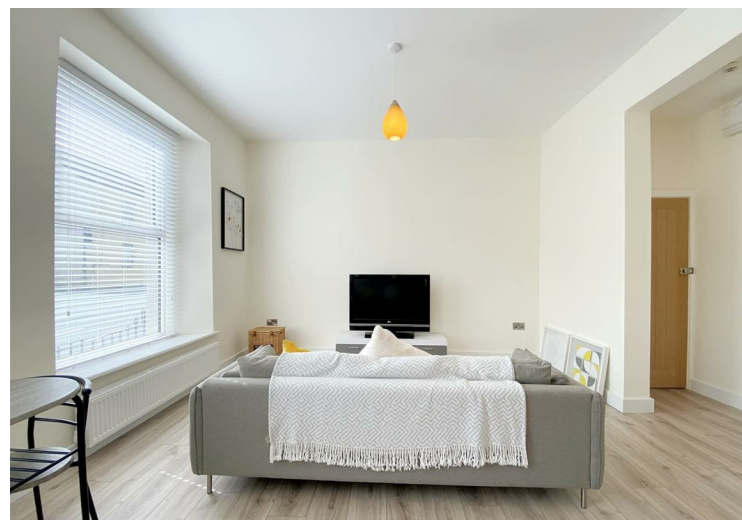
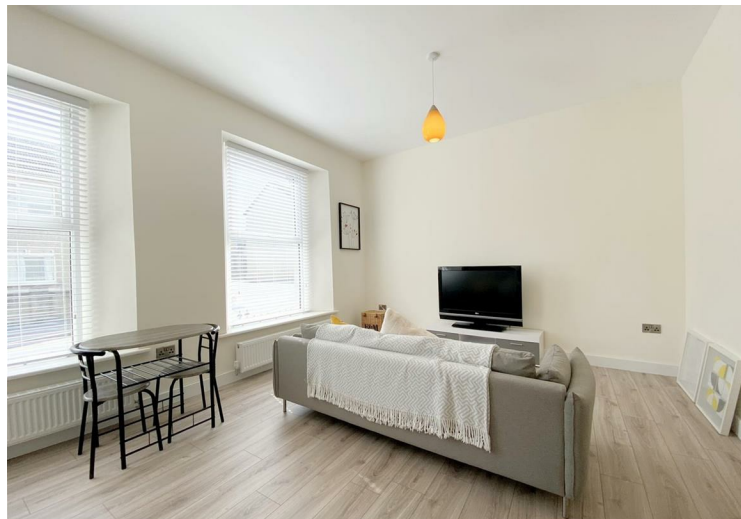


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**The Agent that goes the Extra Mile**







A great opportunity to acquire this immaculately presented leasehold ground floor flat, situated in the town centre of Pembroke Dock. Conveniently located within walking distance to the array of amenities the town has to offer; including local shops, retail parks, supermarkets, doctors and public library, there is also easier access to public transport.

The property has been recently renovated to a high standard by the current vendors, and would make a brilliant investment or first time buy. Designed with modern living in mind, the property also boasts high ceilings and a neutral decor throughout. The accommodation of the property comprises; the communal entrance hallway which leads to the front door, and into an open plan kitchen/living/dining room. The kitchen has been fitted with a range modern appliances including fridge/freezer, oven and extractor hood. Further accommodation includes a double bedroom, contemporary shower room with a walk in waterfall shower and sensor vanity mirror, and a storage cupboard which houses the combi gas boiler. Externally there is on street parking available.

Viewing is highly recommended to appreciate the finish of the property!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre, and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



#### DIRECTIONS

From the Pembroke office head east on Main St/A4139 towards Mill Pond Walk. At the roundabout, take the 3rd exit onto Lower Lamphey Rd/A4139. Turn right onto Westgate Hill/A4139 and then turn left onto Northgate St/A4139. Continue to follow the A4139 towards Pembroke Dock for approx 1.3 miles. Turn left onto London Rd/A477 and at the roundabout, take the 1st exit onto London Road. Pass through the traffic lights, and continue to follow road until the roundabout. Take the first exit on to Water Street, where the property is located on the right hand side. What/Three/Words:///dads.undertone.extent

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.