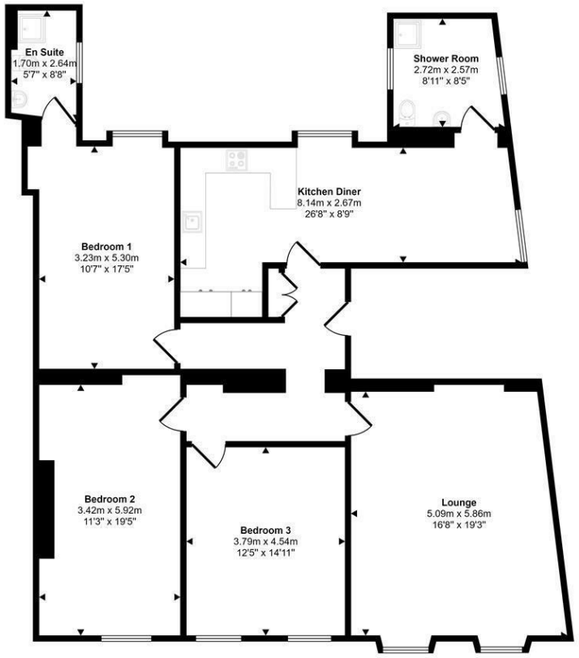
Approx Gross Internal Area
141 sq m / 1520 sq ft



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 with share of Freehold
LENGTH OF LEASE: 999 years with 992 remaining
ANNUAL GROUND RENT: £150
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £1500 [year]
SERVICE CHARGE REVIEW PERIOD: [year / month]
HEATING: Gas central heating
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'

ref:HC /CCL /10/26/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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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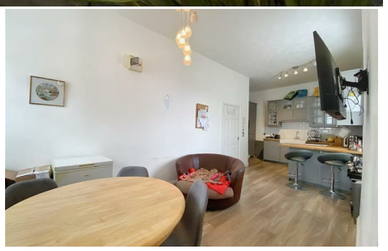
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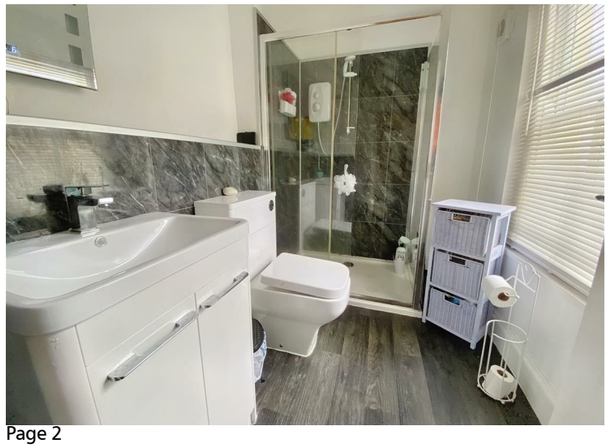


















We are delighted to present this charming Grade II Listed, first-floor apartment, ideally situated in the heart of Pembroke town. Within easy walking distance of a wonderful selection of amenities, including independent shops, cafes and the historic Pembroke Castle, this characterful property offers a unique blend of period charm and contemporary living.

Rich in original features, the accommodation begins with a welcoming communal entrance hallway, complete with a seating area and an elegant staircase featuring a beautifully curved wooden banister, leading to the apartment's private entrance.

Inside, the entrance hall leads to a living room, where a striking fireplace with a marble surround and attractive bay windows create a characterful and inviting space. The property offers three
well-proportioned double bedrooms, including a principal bedroom with a stylish en-suite shower room. A contemporary family shower room serves the remaining bedrooms, while the impressive open-plan kitchen/dining room provides an ideal space for everyday living and entertaining. The kitchen is fitted with a range of modern appliances, complemented by solid wood worktops and a traditional Belfast sink.

Externally, the property benefits from one allocated private parking space to the front. An enclosed communal garden, accessed through an attractive cast-iron gate, offers a peaceful outdoor setting, with gravelled areas, a variety of established trees and plants, and a paved pathway leading to the apartment.

Combining period elegance, modern comforts and a highly convenient town-centre location, this appealing apartment presents a wonderful opportunity to enjoy the charm and history of Pembroke town.

For further information on the auction process please use link below (TBC)



DIRECTIONS

From the Pembroke office follow the one way system down main street. At the roundabout take the third exit onto Well Hill. Follow the A4139 staying in the right hand lane as you approach Westgate Hill. Turn right onto The Parade. Follow the road and take a left into the doctors surgery car park. Drive through the car park and the allocated parking and gated communal courtyard is on the right hand side.
What/Three/Words:///flotation.contracts.arrives

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