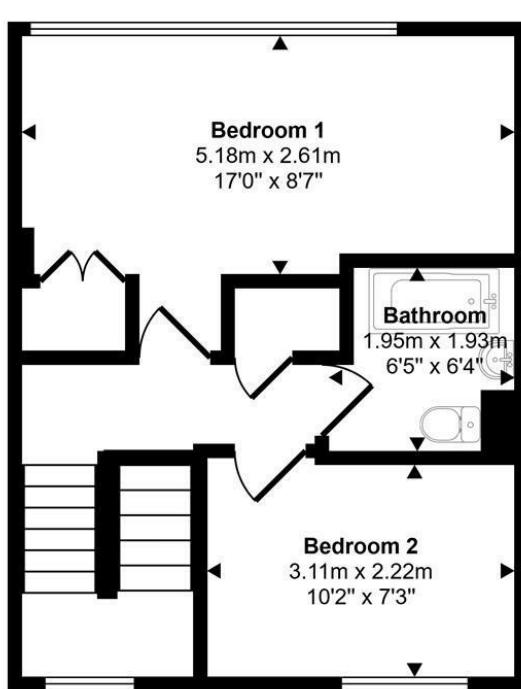
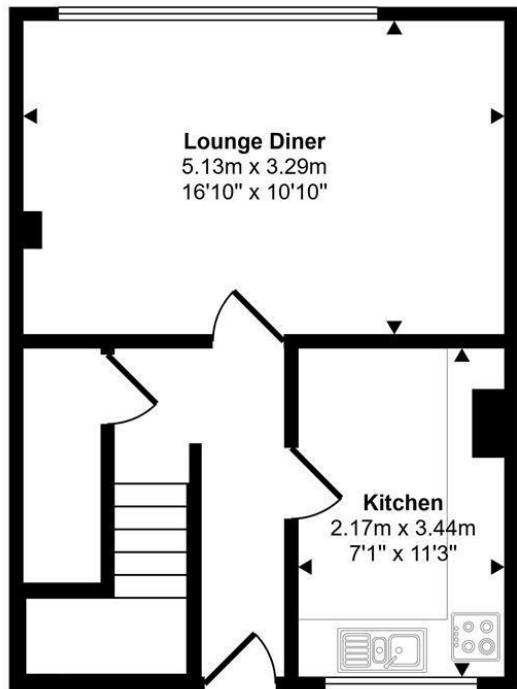


Approx Gross Internal Area  
70 sq m / 758 sq ft



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:** 999 YEARS WITH 956 REMAINING  
**ANNUAL GROUND RENT:** 10  
**GROUND RENT REVIEW PERIOD:** [year ]  
**ANNUAL SERVICE CHARGE AMOUNT:** £ 1800  
**SERVICE CHARGE REVIEW PERIOD:** [year / month]

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

**COUNCIL TAX:** Band 'B'  
**HEATING:** Electric

ref: ADD/ LLE/ AUG / 25/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**

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584



## 1 Beddoes Court Milford Street, Saundersfoot, Pembrokeshire, SA69 9EW

- Leasehold Apartment (999 Years With 956 Remaining)
- Two Double Bedrooms
- Located In The Heart Of Saundersfoot
- Living Room
- Walking Distance To The Beach
- UPVC Double Glazing
- Close To Amenities
- Electric Heating
- Brilliant Investment Property
- EPC Rating: E

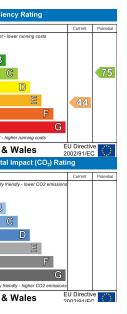
**Offers In The Region Of £185,000**

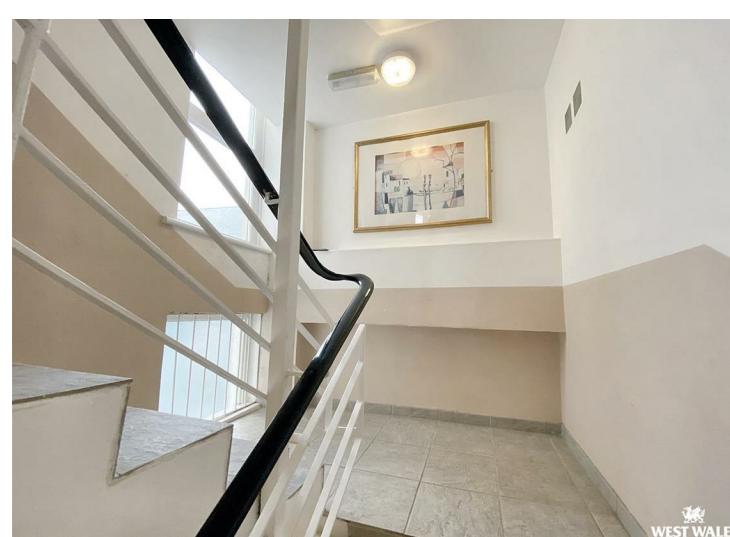
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***The Agent that goes the Extra Mile***





## DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then at the roundabout, take the 1st exit onto Narberth Rd/A478. Continue on road for 1.4 miles and at the next roundabout, take the 1st exit onto A478. Turn right onto Sandy Hill road and continue into Saundersfoot. As you drive around the square the property is on the left hand side.

What/Three/Words://polar.firewall.bedrooms

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