



Flat 10, Derutzen Arms Market Street, Narberth, SA67 7AX

Offers In The Region Of £109,950

A top floor 2 bedroom flat, enjoying roof top views across Narberth town centre, within easy walking distance of all the towns many amenities, shops and services. The accommodation is of an excellent size and is well presented, with a modern kitchen and bathroom, generous living space and 2 good sized bedrooms. There is allocated parking for the flat and an entry telecom security system. An ideal town centre flat for first time buyers / couples / investors etc.

Situation

Communal Entrance

Accessed via a secure key coded entry system, leading into the communal lobby and stairwell with stairs rising up to each floor.

Top / Second Floor Communal Landing

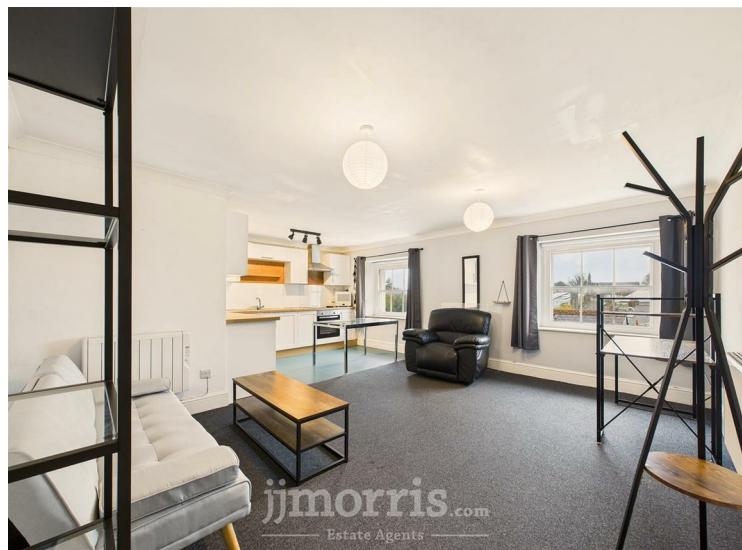


Front door opens into:

Entrance Hall

Access to loft, door to inner hall with phone entry system. Doors open to:

Lounge / Diner / Kitchen



A spacious open plan room with carpeted living area, 2 x electric wall heaters, sash window to front enjoying lovely views. Kitchen/Dining area with fitted wall and base storage cupboards, worktops, single drainer sink, single electric oven, 4 ring electric hob with extractor hood over,

space for undercounter fridge, sash window to front **Bathroom**
enjoying lovely views.

Bedroom 1



Electric heater, sash window to rear.

Bedroom 2



Electric heater, sash window to rear.



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, tiled walls, electric heater, airing cupboard housing hot water cylinder with emulsion.

Externally



At the rear of the building there is a private car park for residents of Derutzen. Flat 10 has its own allocated parking bay.

Lease Details

999 year term from 29/09/1989. There is a maintenance and insurance cost, which for the period between June 2025 - June 2026 is £1,328.88. This flat has a 1% share of the freehold.

Utilities & Services.

Heating Source: Electric

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: A

Tenure: Leasehold and available with vacant possession upon completion.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

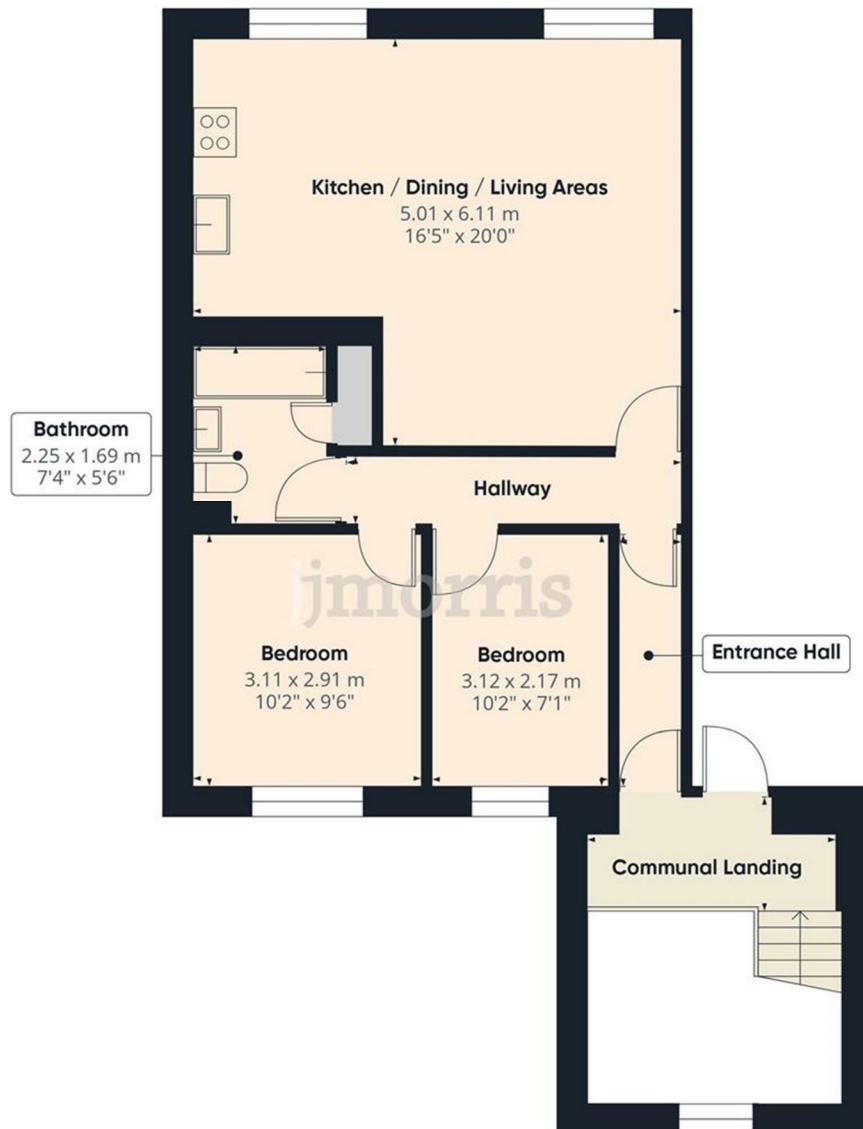
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

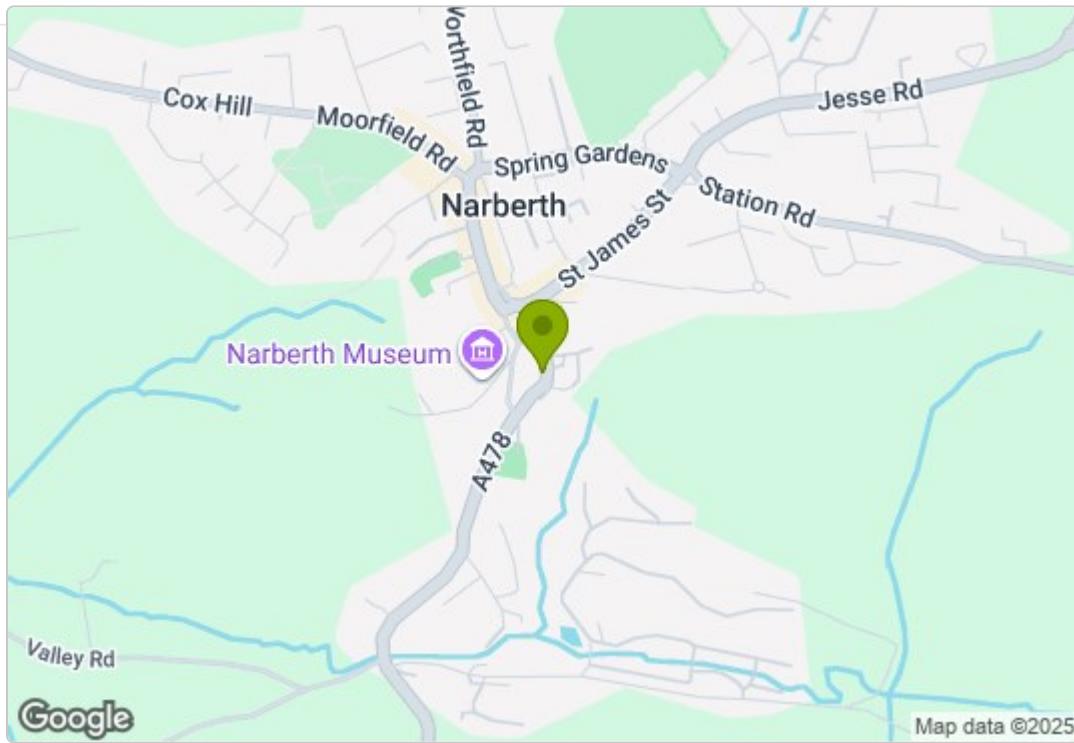
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	59
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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