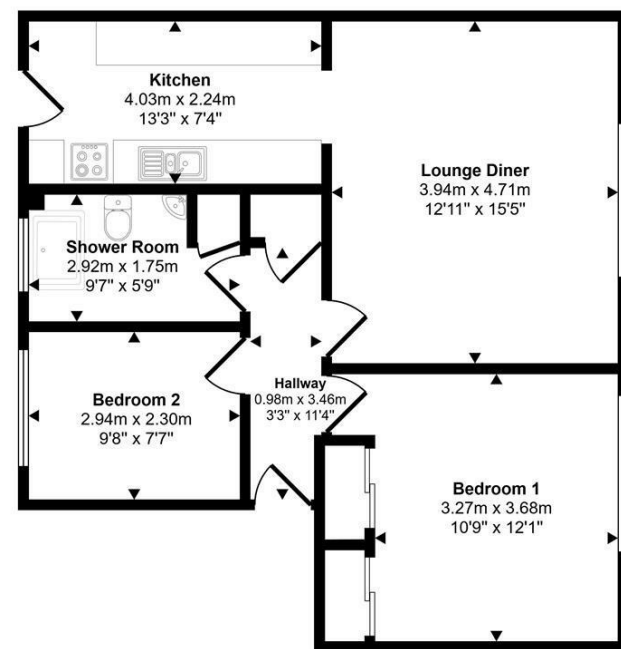


Approx Gross Internal Area
61 sq m / 658 sq ft



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: Leasehold with share of freehold. 99 year lease, start date TBC by vendor. Contributions to towards upkeep of communal areas, amount TBC

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

Property has Mains Electric, Mains Water,

HEATING: Electric

TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/03/26/OK EJL

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

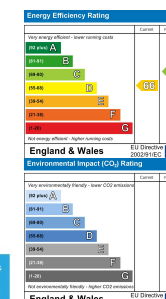


Flat 3 Lansdowne Court, 34 Hamilton Terrace, Milford Haven, Pembrokeshire, SA73 3JN

- Top Floor Flat
- Off Road Parking
- Two Bedrooms
- Leasehold Property With 103 Years Remaining
- Electric Heating
- Direct Views OF Haven
- Outbuilding To Rear
- Open Plan Living Room/Diner
- 33% Share Of The Freehold
- EPC Rating: D

£130,000

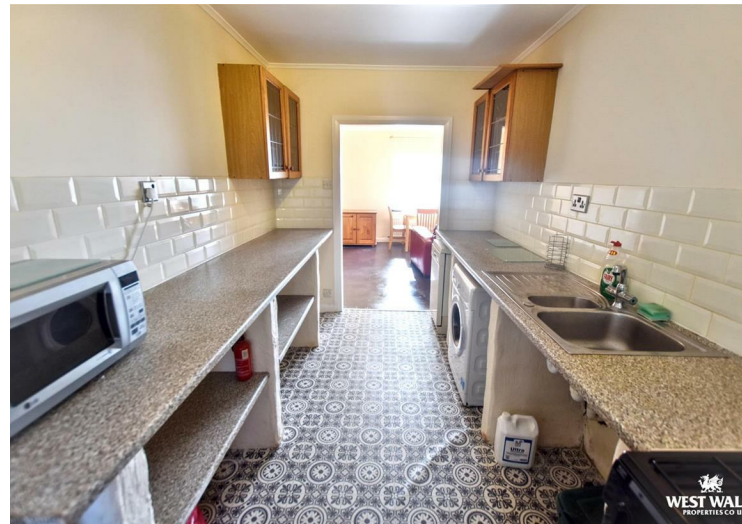
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





****Waterside Flat With Direct Haven Views -****

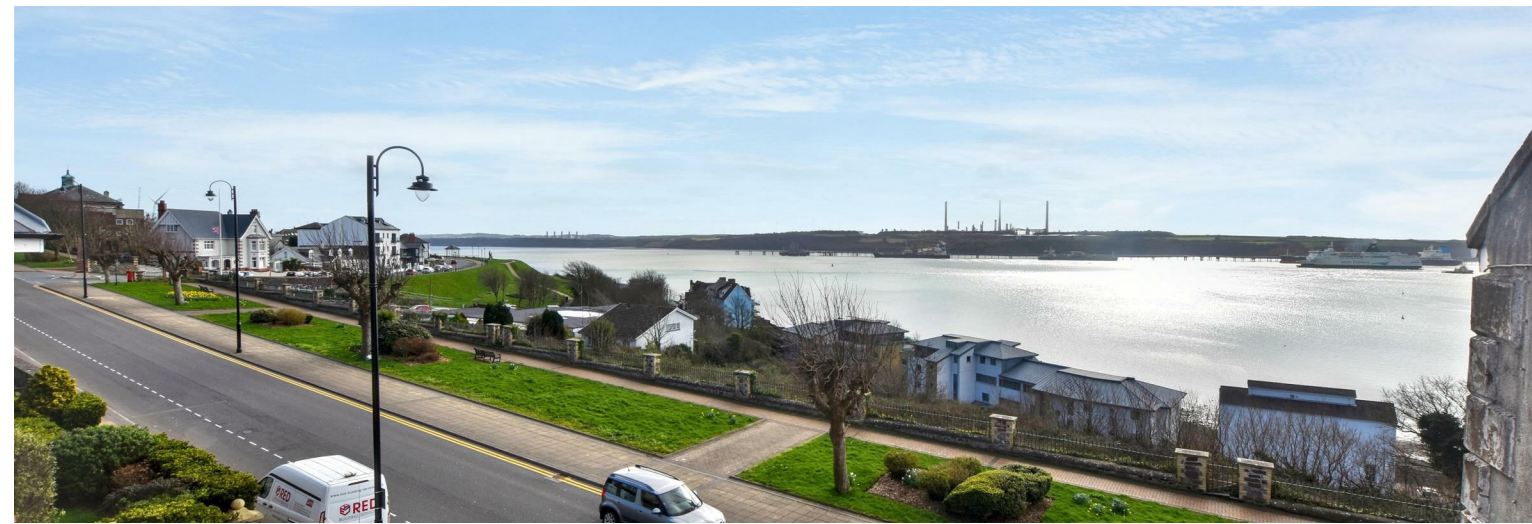
A rare opportunity to purchase a top floor flat offering arguably one of the best views in the area of the ever-changing Milford Haven waterway. The property is leasehold with a share of the freehold, and would make a fantastic buy to let investment or holiday let.

The property can be accessed through the communal entrance to the front, but also has it's own access via an external flight of stairs to the rear. The layout briefly comprises of a hallway, an open plan lounge/diner leading through to a galley kitchen, two bedrooms and a shower room. The property is served by electric heating and the fantastic views can be enjoyed from the master bedroom and living area.

Externally, there is a communal seating area to the front overlooking the water. To the rear is a car park with an outbuilding (previously a single garage) offering handy work/storage space.

The property comes with the huge appeal of no onward chain, viewing is highly recommended!

Milford Haven has the largest port in Wales and the third-largest port in the United Kingdom. It has most everyday amenities and public transport links. It also has a popular Marina with accompanying Restaurants, wine bars and boutique shops.



DIRECTIONS

From the Milford Haven Office proceed down Fulke Street until you reach Hamilton Terrace. Turn left and walk along for a short distance, where you will find Lansdowne on the left-hand side. What3words: [///stole.attaching.cries](https://www.what3words.com/#!/stole.attaching.cries)

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