

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'A/B

SSG/EJW/06/22/OK29062022SSG

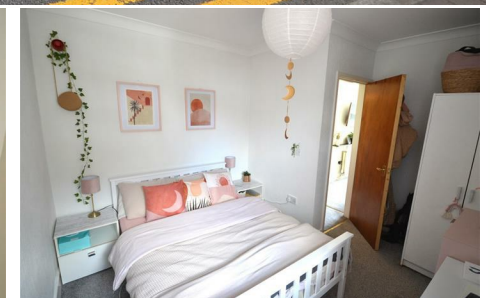
FACEBOOK, INSTAGRAM & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties>

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

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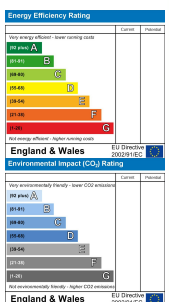


Lansdowne House, 33-34 Hamilton Terrace, Milford Haven, Pembs, SA73 3JN

- Freehold of Lansdowne House
- Six Individual Apartments
- Four x 1 Bedroom
- Two x 2 Bedroom
- Shared Courtyard
- Investment Opportunity
- Close to Amenities
- Waterway Views
- Close to Marina
- EPC RATING: C/D

£400,000

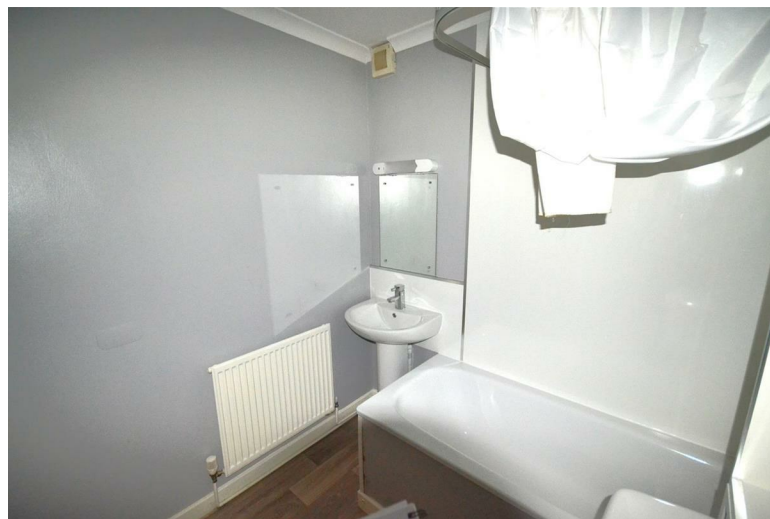
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The Agent that goes the Extra Mile





*** An opportunity to purchase the freehold of Lansdowne House ***
 *** POTENTIAL YIELD OF OVER 9% ***

Overlooking the Milford Haven Waterway and within walking distance of the town and marina, this desirable complex of apartments would make an ideal investment.

The property comprises 6 apartments. The ground floor contains 2 x 1 bedroom apartments, with the first and second floors each containing a 2 bedroom and 1 bedroom apartment.

The apartments currently have four long term tenants in situ and two vacant flats that have been recently redecorated.

Each front facing room offers spectacular views over the haven. Externally to the rear of the property there is a low maintenance private courtyard. Viewing is highly recommend to appreciate the potential in this lovely property.

The owner has advised the building has a basement that is currently not utilised.

Milford Haven has the largest port in Wales, and the third largest port in the United Kingdom. It also has a popular Marina with accompanying Restaurant, Wine Bar, and boutique shops. The town itself has a historic late 18th and 19th centuries core, based on a grid pattern. The town benefits from a variety of shops and supermarkets, leisure centre, primary and secondary schools, and the Torch Theatre and Cinema.



Apartment A (Ground Floor)

Living Room/Kitchen Area
 17'2" max x 13'6" max (5.24 max x 4.13 max)

Hallway

Bedroom
 12'11" max x 12'0" max (3.96 max x 3.67 max)

Utility Room
 2'9" x 6'3" (0.86 x 1.93)

Bathroom
 8'11" x 5'11" (2.73 x 1.82)

Apartment B (Ground Floor)

Apartment 1 (First Floor)

Bedroom
 9'6" max x 11'5" max (2.90 max x 3.50 max)

Bathroom
 7'1" x 6'6" (2.18 x 1.99)

Living Room
 13'10" x 9'8" (4.24 x 2.95)

Kitchen Area
 7'1" x 6'10" (2.18 x 2.09)

Apartment 2 (First Floor)

Apartment 3

Apartment 4

Hallway
 9'10" x 3'9" (3.01 x 1.16)

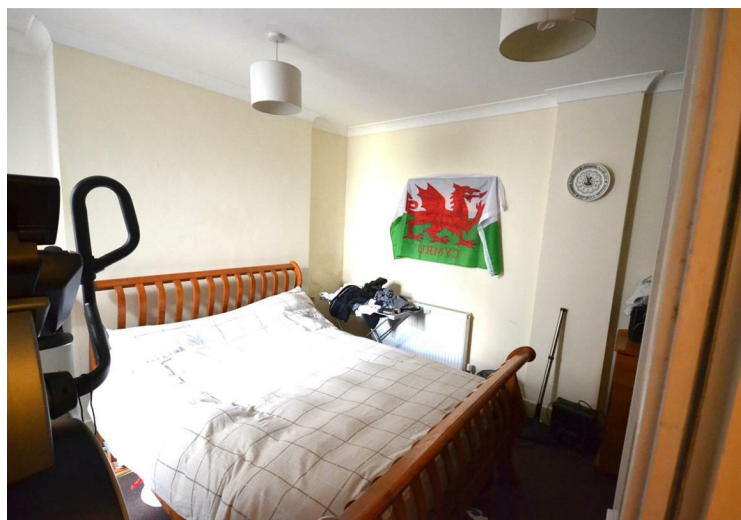
Bathroom
 6'8" x 7'1" (2.04 x 2.18)

Bedroom 1
 10'4" max x 11'8" max (3.17 max x 3.56 max)

Bedroom 2
 8'3" x 6'9" (2.52 x 2.06)

Living Room
 14'7" x 9'5" (4.47 x 2.88)

Kitchen Area
 7'1" x 6'5" (2.18 x 1.98)



DIRECTIONS

On Foot/Vehicle: From our office in Milford Haven proceed across the road, towards the water, turn left and walk up the road and the apartments will be found on your left-hand side. The property will be on the left. What3Words reference: prefix.dispensed.vanish

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