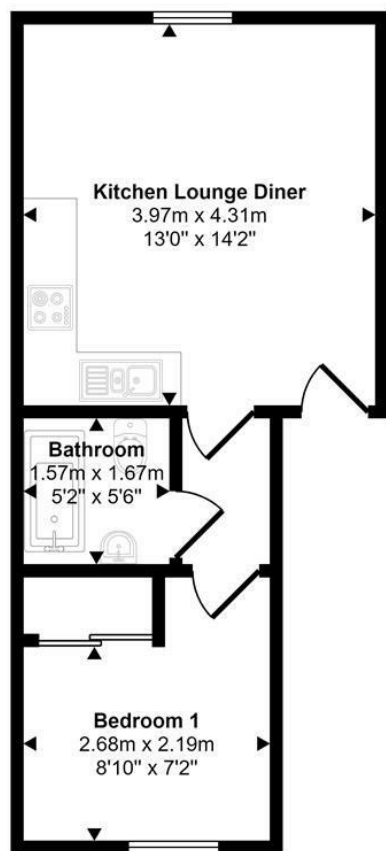


Approx Gross Internal Area
30 sq m / 326 sq ft



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
LENGTH OF LEASE: 999 years with 984 years remaining
ANNUAL GROUND RENT: £50
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £800/year
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 'A'
HEATING: Electric

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71
4JS
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

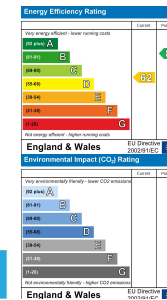


11 Co-Op Lane, Pembroke Dock, SA72 6XL

- Leasehold Flat With 984 Years Remaining
- One Double Bedroom
- Edge Of Town Location
- Electric Heating
- Well Presented
- Open Plan Living/Kitchen/Diner
- Family Bathroom
- Investment Property
- UPVC Double Glazing
- EPC Rating: D

Price £60,000

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

The Agent that goes the Extra Mile





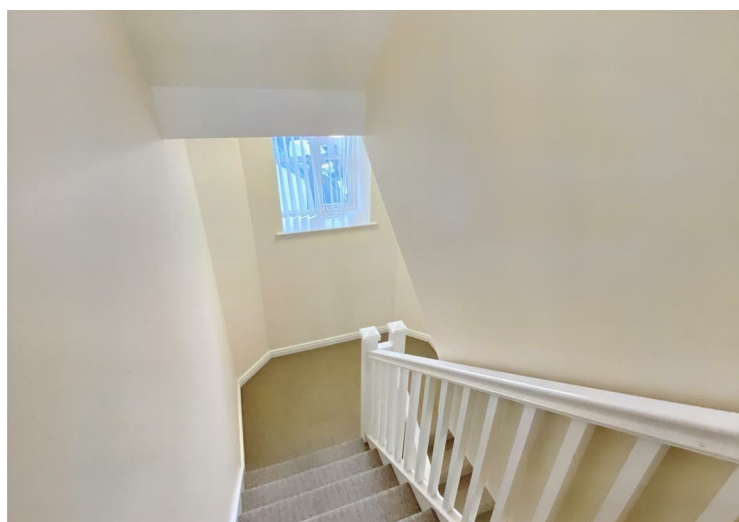
We are excited to offer this well presented one bedroom leasehold flat with a 999 year lease with 984 years remaining. Situated on the top floor of the building, the property is also conveniently located in Pembroke Dock with a variety of amenities on your doorstep, including local shops, supermarkets, retail parks, and also benefits from easy access to public transport.

The accommodation of the property comprises of an open plan living/kitchen/diner, which is fitted with a wooden shaker style kitchen and modern appliances. Through a hallway coming off the living area there is a family bathroom with a bathtub and over head shower, and the bedroom which benefits from a fitted wardrobe for storage.

The property would make an ideal investment property, or great for a first time buyer. Viewing is highly recommended to appreciate what the property has to offer!



Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre, and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From Pembroke take the main road up Bush Hill towards Pembroke Dock. Continue straight on the A4139 passing through the traffic lights with Henry Tudor School on the left. Take the next left onto Bush Street, follow the road and at the roundabout continue straight onto Bush street. Take the fifth left onto Co-Op Lane, where the property will be located on the right hand side.
What/Three/Words:///magnitude.automate.gymnasium

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