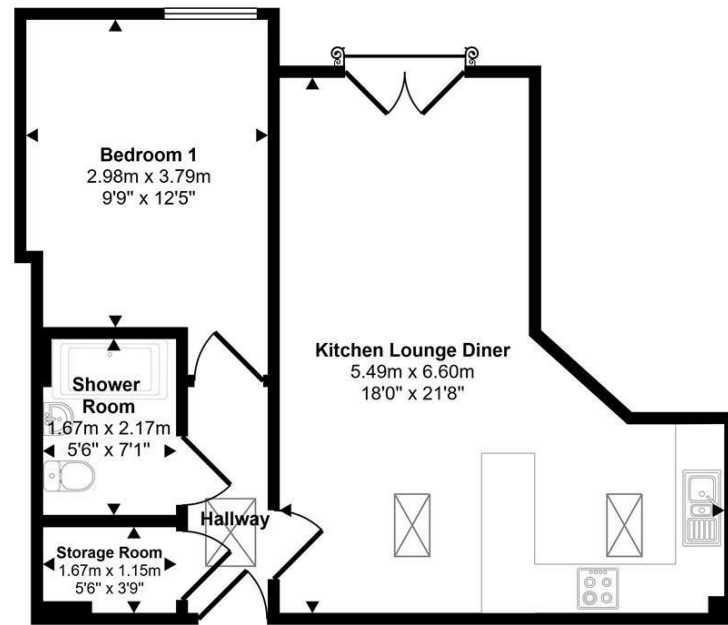


Approx Gross Internal Area
49 sq m / 525 sq ft



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: 250 years with 231 remaining
ANNUAL GROUND RENT: £100 per annum
GROUND RENT REVIEW PERIOD: [every 25 years]
ANNUAL SERVICE CHARGE AMOUNT: £ tbc [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 'C'
HEATING: Electric

ref: HC / LLE / JUNE / 26/OK

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

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

TELEPHONE: 01646 680006

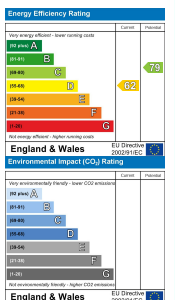


Flat 19, North Quay Court The Green, Pembroke, SA71 4NQ

- Leasehold Apartment (250 Years With 231 Remaining)
- Well Presented
- Open Plan Living/Kitchen/Diner
- Electric Heating
- Communal Lift
- Views Over The Millpond And Castle
- One Double Bedroom
- Juliet Balcony
- Allocated Parking Space
- EPC Rating: D

Guide Price £100,000

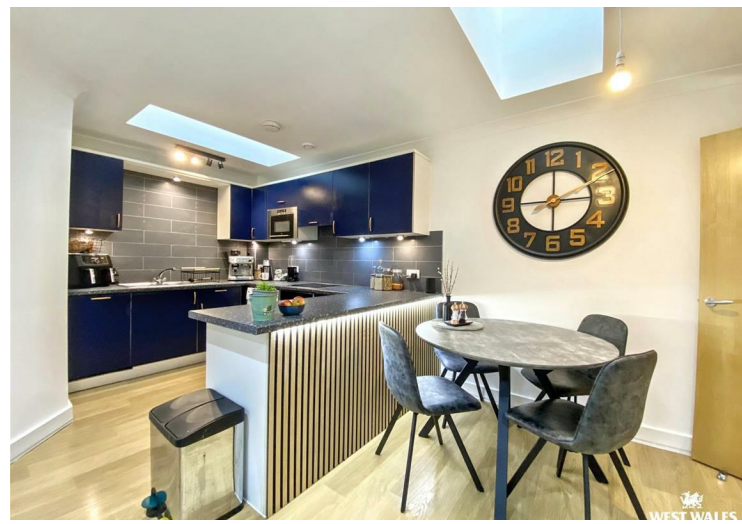
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





FOR SALE BY MODERN METHOD OF AUCTION

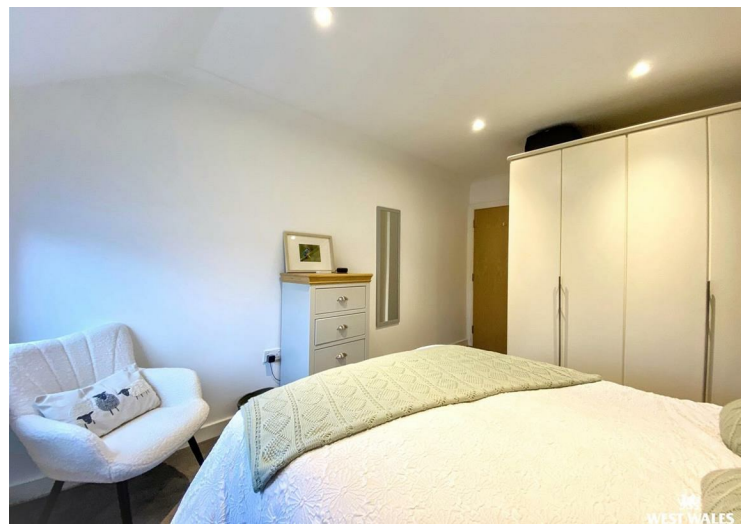
Situated within the sought-after North Quay Court development, this well-presented second-floor apartment enjoys delightful views across Pembroke Town and the picturesque Millpond. Beautifully maintained and boasting contemporary decor throughout, the property offers stylish and comfortable accommodation in a desirable waterside setting. Ideally located within walking distance of the town centre, the apartment benefits from easy access to a range of local shops, amenities, and charming waterside walks right on the doorstep.

The apartment is conveniently served by a lift from the car park and also benefits from side access directly from the roadside, providing straightforward entry into the building. The accommodation comprises an entrance hallway with a useful storage cupboard, an open-plan living/kitchen/dining area featuring a Juliet balcony that takes full advantage of the attractive outlook. The modern fitted kitchen benefits from a range of integrated appliances, creating a practical and streamlined living space. Completing the accommodation is a contemporary shower room and a double bedroom with ample built-in wardrobe space, providing excellent storage. The property also benefits from double glazing and has electric heating.



Further benefits include an allocated parking space, making this an ideal first-time purchase, investment opportunity, or holiday home in a highly convenient location close to the waterfront and town amenities. Viewing is highly recommended to fully appreciate the property's appealing position, attractive outlook, and well-presented accommodation.

Pembroke Town is located In the South of Pembrokeshire. The Main Street offers an array of independent businesses, including gift shops, cafes and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school. A two-mile drive takes you into Pembroke Dock, where further amenities can be found including many supermarkets, a minor injury clinic and the Irish Ferry terminal to Rosslare. The County town of Haverfordwest is approximately 12 miles away, offering the county hospital, retail parks and council offices.



DIRECTIONS

From the Pembroke office proceed down Northgate Street in the direction of the mill pond and go over the bridge. Turn left behind the Cornstore into the parking area of North Quay, where the parking space for flat 19 is on the left. What/Three/Words:///tested.zest.downs

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