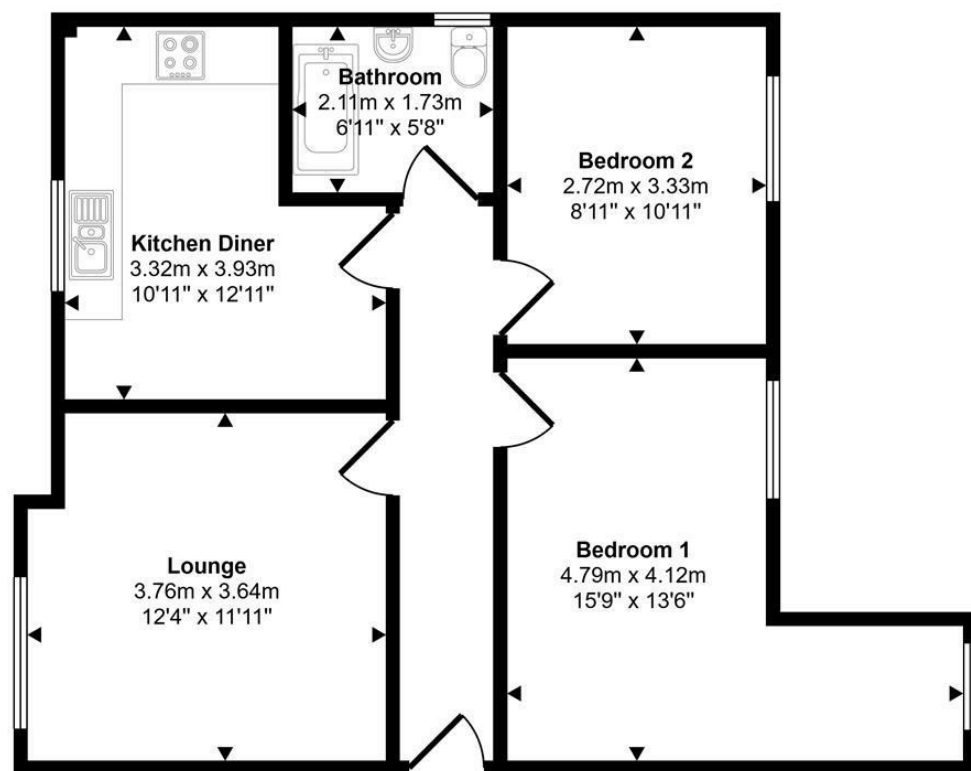


Approx Gross Internal Area
60 sq m / 643 sq ft



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. 999 Year Lease, approximately 984 Years Remaining
GROUND RENT: £132.88 PA
SERVICE CHARGE: £459.31 PA
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: GAS

ref: CFP / LLE / JUNE / 25 OK

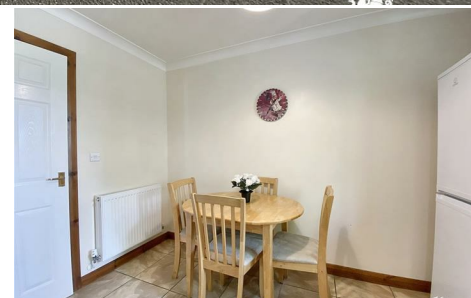
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

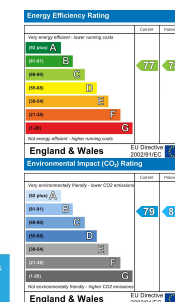


Flat 8 Hall Park Close, Prendergast, Haverfordwest, Pembrokeshire, SA61 2QZ

- Modern First Floor Apartment
- Kitchen / Dining Room
- Double Glazed
- Convenient Location
- Ideal Investment Or FTB
- 2 Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Allocated Parking
- EPC TBC

Price £125,000

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The Agent that goes the Extra Mile





*** HIGHLY SOUGHT AFTER APARTMENT / POPULAR LOCATION / IDEAL INVESTMENTS OR FIRST TIME BUY / CLOSE TO HOSPITAL ***

A unique opportunity to purchase a modern first floor apartment in the popular Hall Park Close development, on the periphery of the county town of Haverfordwest. Benefiting from two double bedrooms, hall, lounge, kitchen/dining room and family bathroom. This property further benefits from communal space outside, two off road allocated parking spaces, gas central heating and double glazing. These apartments would make an ideal buy to let investment purchase or first time buy as situated in a prominent position within Haverfordwest town centre and close to Withybush Hospital, Withybush Retail Parks and other local amenities.

Haverfordwest is the County Town of Pembrokeshire, with a wide range of amenities including Main Line Train Station, Hospital, Library, Leisure Centre with Swimming Pool, Sixth Form College, Primary and Secondary Schools, Supermarkets, Retail Parks, etc.

The beautiful Pembrokeshire coast is less than 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



DIRECTIONS

From our Haverfordwest Office, follow the one way system at the traffic lights, and keep right, turning down into Barn Street. Take the second exit at the mini roundabout, passing Lidl. At the Morrisons roundabout take the third exit, and proceed up Prendergast Hill. Continue through Prendergast. At the fork in the road, keep left. The turning for Hall Park Court will shortly be found on your left hand side.

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