



**35 Portman Court\*\*, Curlew Close,  
Haverfordwest, Pembs, SA61 2TH**

Recently decorated and benefiting from gas central heating, uPVC double glazing and balcony area. The accommodation briefly comprises Hallway, Kitchen/Dining room, Bathroom, two Double Bedrooms and Lounge. Externally, the property offers a storage shed which is to the side of the main entrance. Communal parking is available near-by. Unfurnished Rent £650.00 and Deposit £750.00 EPC Band C

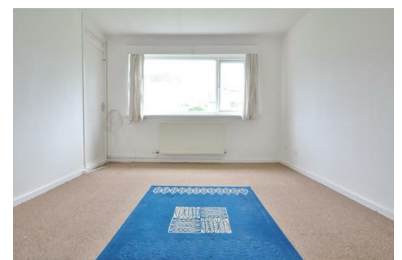
On successful application, a holding deposit of £159.77, equivalent to 1 week's rent (monthly rent / 4.35), will be required.

Unfurnished  
Rent £695 pcm  
Deposit £795  
EPC Band C  
Council Tax Band B

- Two Bedrooms
- Kitchen/Dining Room
- Gas Central Heating
- EPC Rating C
- Second Floor Apartment
- Close to Amenities
- Walking Distance To Town Centre

**RENT: £695 PCM**

**DEPOSIT: £795**



**40 High Street, Haverfordwest, Pembrokeshire, SA61 2DA** [info@westwaleshomerentals.co.uk](mailto:info@westwaleshomerentals.co.uk)

**HALLWAY**

4.6 x 16 (1.22m.1.83m x 4.88m )

**LOUNGE**

14.07 x 10 (4.27m.2.13m x 3.05m)

**KITCHEN**

10.1 13.04 (3.05m.0.30m 3.96m.1.22m)

**MASTER BEDROOM**

14.5 xx 9.1 (4.27m.1.52m xx 2.74m.0.30m)

**2ND BEDROOM**

10 x 9.6 (3.05m x 2.74m.1.83m)

**BATHROOM**

5.8 x 6.1 (1.52m.2.44m x 1.83m.0.30m)

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold. (125 years from 1988 with 92 years remaining)

GROUND RENT: Ground rent is from £50 rising to £150, currently it is £75 per annum

SERVICE CHARGE: £67.50 p.c.m. (£810 per annum) (tbc)

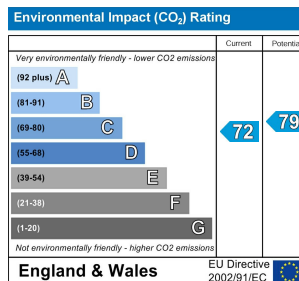
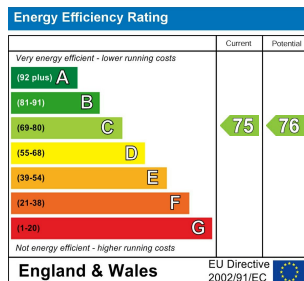
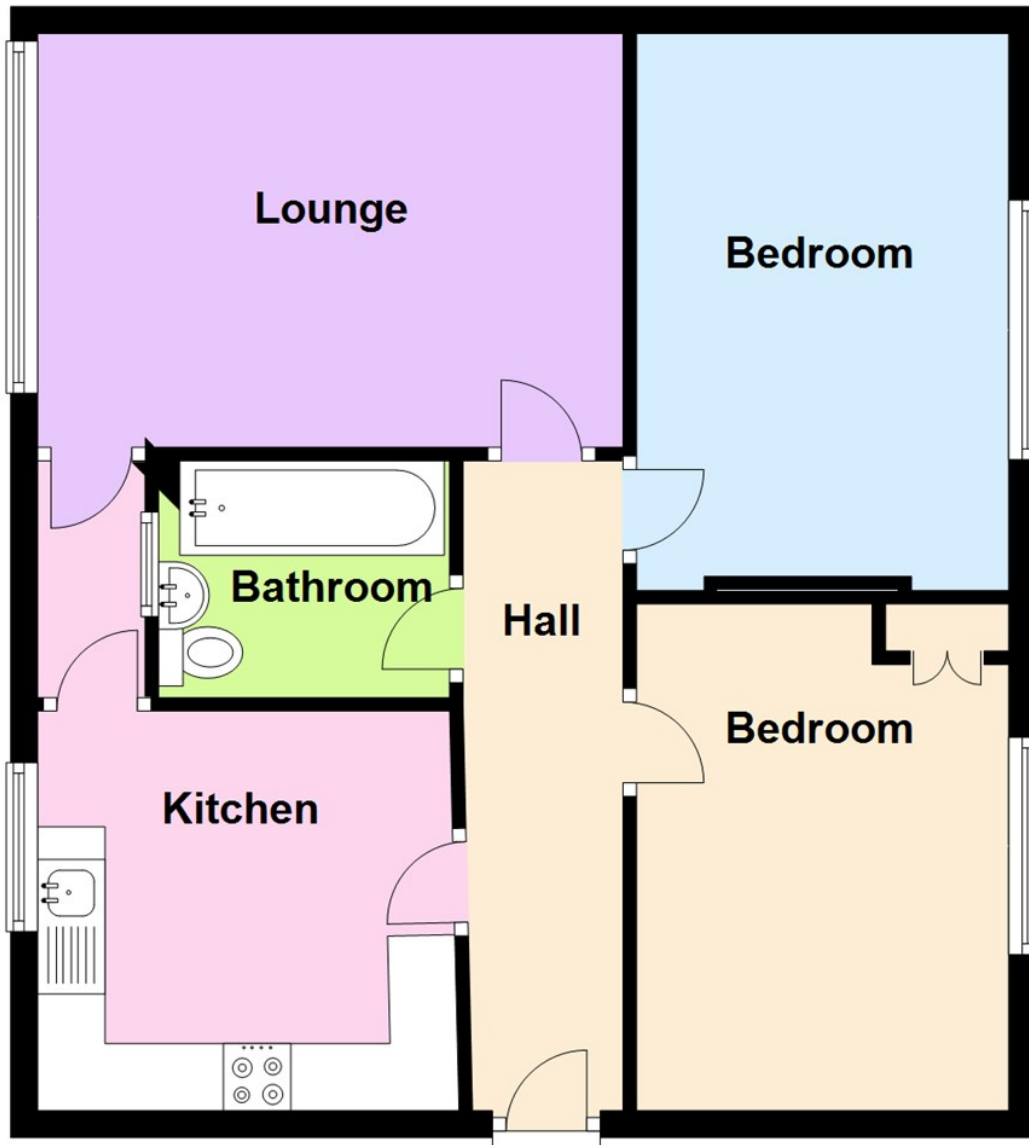
SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A '

ADR/AMR/02/21/ok

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## Ground Floor



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

40 High Street, Haverfordwest, Pembrokeshire, SA61 2DA

EMAIL: [info@westwaleshomerentals.co.uk](mailto:info@westwaleshomerentals.co.uk)

TELEPHONE: 01437 762288