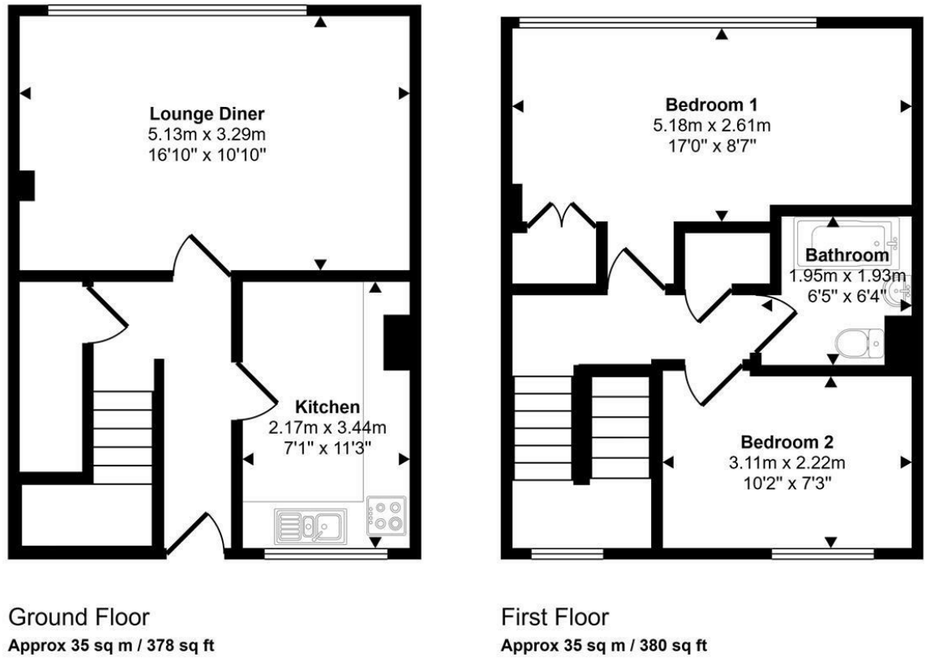
Approx Gross Internal Area
70 sq m / 758 sq ft



Ground Floor
Approx 35 sq m / 378 sq ft

First Floor
Approx 35 sq m / 380 sq ft

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 956 REMAINING
ANNUAL GROUND RENT: 10
GROUND RENT REVIEW PERIOD: [year]
ANNUAL SERVICE CHARGE AMOUNT: £ 1800
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 'B'
HEATING: Electric

ref: ADD/ LLE/ AUG / 25/DRAFT

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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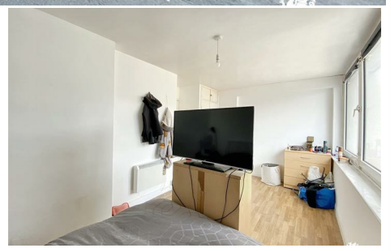
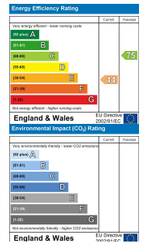
www.westwalesproperties.co.uk



1 Beddoes Court Milford Street, Saundersfoot, Pembrokeshire, SA69 9EW

- Leasehold Apartment (999 Years With 956 Remaining)
- Living Room
- Walking Distance To The Beach
- UPVC Double Glazing
- Close To Amenities
- Two Double Bedrooms
- Located In The Heart Of Saundersfoot
- Electric Heating
- Brilliant Investment Property
- EPC Rating: E



Offers In The Region Of £185,000

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The Agent that goes the Extra Mile

A great opportunity to acquire a first floor apartment located in the heart of Saundersfoot. With idyllic sandy beaches of Saundersfoot right on your doorstep, there are also an array of local shops, cafes and restaurants. The property would make a brilliant rental, holiday home or even a first time buy!

The purpose built apartment is split over two storeys and offers a neutral decor throughout. You enter the property into the entrance hallway which leads into the kitchen. Off the hallway is the living room which overlooks the village centre, and is a great space relaxing with family and friends. Upstairs accommodates; the bathroom, and two double bedrooms. The property benefits from electric heating.

Externally, the entrance to the block of apartments is located off Milford Street. A staircase takes you up to the first floor where the flat is located.

Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. New hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.

DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then at the roundabout, take the 1st exit onto Narberth Rd/A478. Continue on road for 1.4 miles and at the next roundabout, take the 1st exit onto A478. Turn right onto Sandy Hill road and continue into Saundersfoot. As you drive around the square the property is on the left hand side.
What/Three/Words:///polar.firewall.bedrooms

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