

30 Observatory Avenue, Hakin, Milford Haven



Offers In The Region Of £77,000



Ideal for INVESTORS, FIRST TIME BUYERS and RETIREES.

Situated on Observatory Avenue a deceptively spacious ground floor 2 bedroom flat with private garden.

The flat offers a large kitchen, large lounge, 2 generous bedrooms and a bathroom.

In need of some modernisation this flat would suit a variety of buyers, including, investors, first time buyers and retired folk.



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Communal Areas

The property is accessed via a communal entrance hall.

Lounge

8.87 x 4.58 (29'1" x 15'0")
Window to front, radiator, open plan to

Kitchen

2.52 x 3.36 (8'3" x 11'0")
Window to rear, door to entrance hallway, range of fitted base units, appliance space.

Bedroom 1

3.95 x 3.95 (12'11" x 12'11")
Window to front

Bedroom 2

3.49 x 2.96 (11'5" x 9'8")
Window to rear

Bathroom

Window to rear, wc, wash hand basin, shower area

Exterior

To the rear is an enclosed, private lawned garden, store shed.

Services

Mains gas, electricity and drainage.

Additional Information

Local Authority: Pembrokeshire County Council

Council Tax: Band A

Parking; no dedicated parking, on street parking nearby
Mobile & Broadband:

Lease Details

Term - 125 years from 30 January 1989

Service charge- £441 per annum



Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 70.1 sq. metres (754.6 sq. feet)
30 Observatory Avenue

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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