

Flat 1, Ballroom Apartments, 14 Main Street, Pembroke

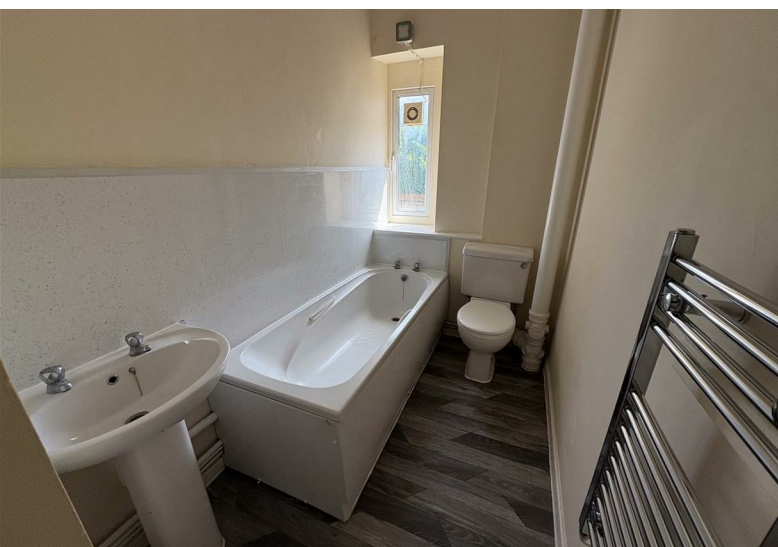


£550 PCM



A well-presented two-bedroom maisonette situated in a convenient town centre location in Pembroke. Pembroke itself has wide range of amenities including local shops, services, schools and public transport links.

The property is arranged over two floors and accessed via external stairs from the rear of the building, leading to an entrance on the second floor. The property enjoys views over the Mill Pond from the Living Room and and Pembroke Castle from Bedroom 1.



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**RICS**







### Hallway

Entrance door, fitted carpet

### Kitchen

Matching base and wall units with contrasting work surface, single drainer sink, electric cooker, tiled splash back, laminate flooring, 2 x uPVC double glazed windows to side

### Utility/Storage Room

Fitted carpet, uPVC double glazed window to side

### Landing

Stairs lead from the hallway to the landing with fitted carpet

### Living Room

Fitted carpet, 2 x uPVC double glazed windows to side with views over the Mill Pond

### Bedroom 1

Double bedroom with fitted carpet, uPVC double

glazed window to side with views of Pembroke Castle

### Bedroom 2

Fitted carpet, uPVC double glazed window to side

### Bathroom

Twin grip panelled bath, close coupled lavatory, pedestal hand basin, heated towel rail, laminate flooring, uPVC double glazed window to side

### Externally

To the rear of the property a private gravelled area provides off-road parking for occupants of the flats.

### Further Information

Security Deposit: £550.00 (to be held in a government-approved tenancy deposit scheme)  
Rent: £550.00 per calendar month, payable in advance.

Tenure: Let on a Standard Occupation Contract  
EPC Rating: D

Council Tax Band: A

Furnishings: Property is let unfurnished

Utilities: Mains electricity, water & drainage connected

Tenants responsible for payment of all utilities & Council Tax

Broadband: Superfast available in the area

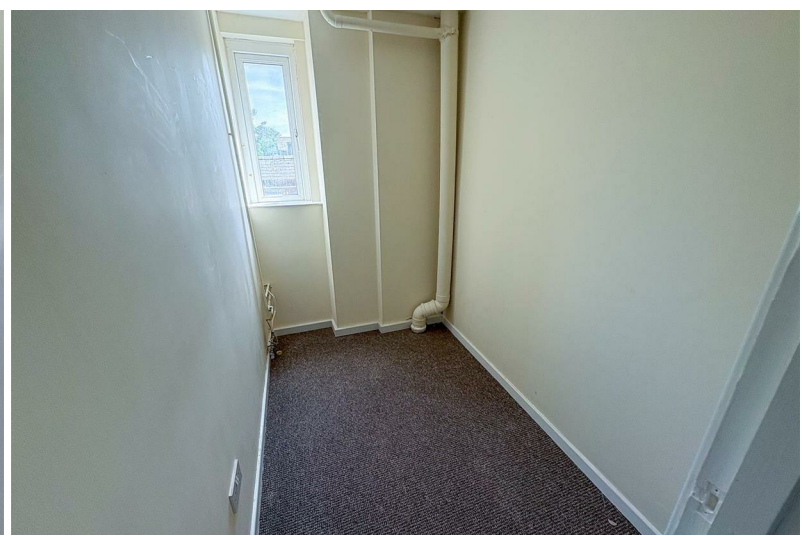
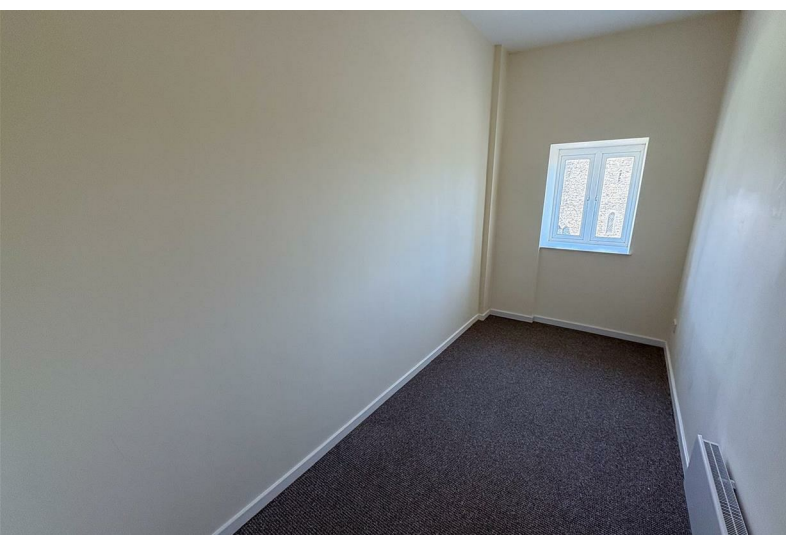
Mobile Coverage: Limited 5G coverage available in the area

Tenants should make their own enquiries of Ofcom Checker to confirm speed and coverage availability by provider

### Viewing

Viewing strictly by appointment only.

All applicants will be subject to referencing, affordability checks, and right-to-rent checks (if applicable).

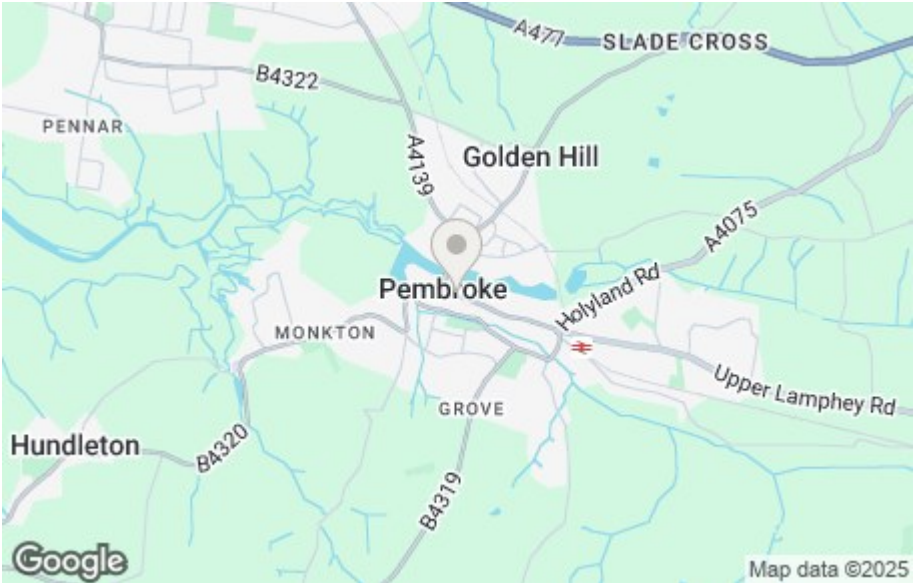






Entering Pembroke on the A4139 continue towards the town centre passing the Watermans Arms pub on your left and cross the stone bridge over the Mill Pond. Turn immediately left on the other side of the bridge onto Mill Pond Walk (opposite the Royal George pub). Take the right hand fork which leads up to a car park at the rear of 14 Main Street.  
what3words///afflict.streak.frock

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



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.