

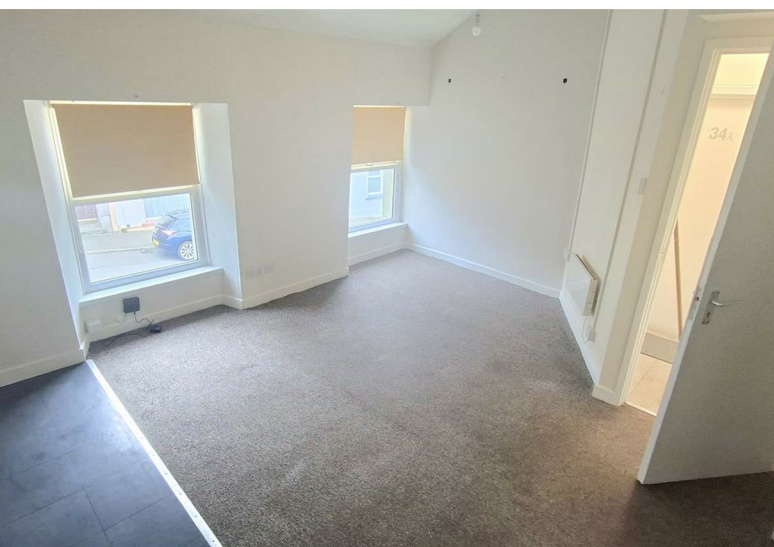
High Street, Neyland, Milford Haven



PCM £550 PCM



RK Lucas & Son are pleased to offer this well-presented one bedroom first floor flat is situated in a popular residential area of Neyland, offering a fantastic opportunity for those seeking their first rental in a convenient and accessible location. The property briefly comprises of open plan living/kitchen (including an integrated oven and hob), 1 double bedroom & bathroom with shower cubicle. The property also includes access to a communal courtyard. With local amenities such as shops, cafes, and public transport links just a short walk away. The property is offered on an unfurnished basis. Reposit option is available (subject to terms and conditions), making the moving process more flexible and accessible for prospective tenants. Early viewing is highly recommended.



**RK & son**  
**Lucas**  
PEMBROKESHIRE'S PROPERTY  
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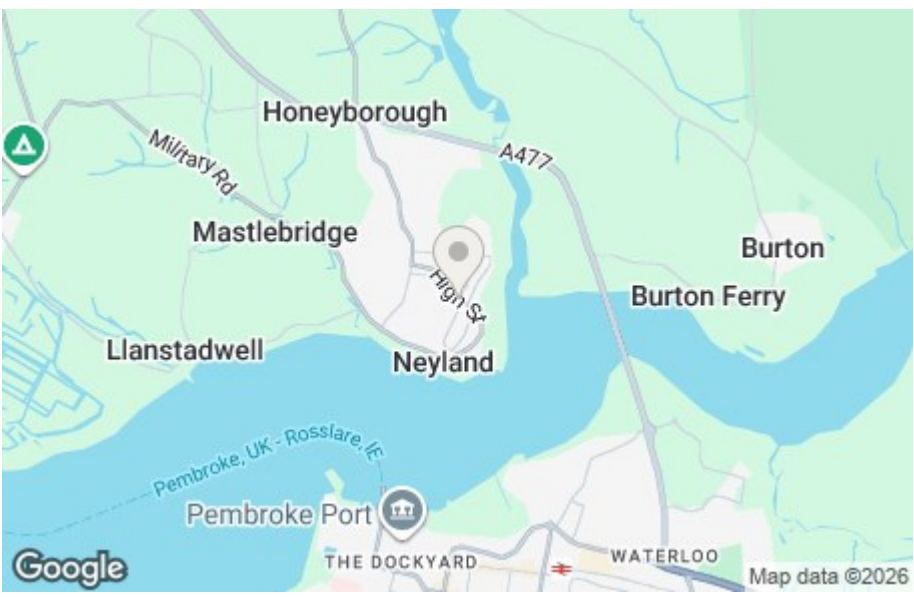




- Entrance**  
Wooden gate leading to communal courtyard, metal staircase leading to property entrance.
- Kitchen/Living Room**  
Open plan Kitchen Living Area. Lino flooring in the kitchen area with fitted electric cooker and worktop hob. Vacant spaces for under counter fridge freezer & washing machine. Carpeted living area with 2 Upvc double glazed windows fitted with roller blinds.
- Bedroom**  
Door leading into the bedroom area. Carpeted flooring, frosted Upvc double glazed window. Door leading to the bathroom.
- Bathroom**  
Lino flooring, shower cubicle with sliding door and electric shower unit, WC and wash hand basin. Door leading to bedroom
- Tenant Fees**  
For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/ContractHolder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/ContractHolder-(Tenant)-Fees.pdf)
- Additional Information**  
RENT: £550  
DEPOSIT: £634 or Reposit Option Available
- LOCAL AUTHORITY: Pembrokeshire  
COUNCIL TAX: A  
EPC: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.