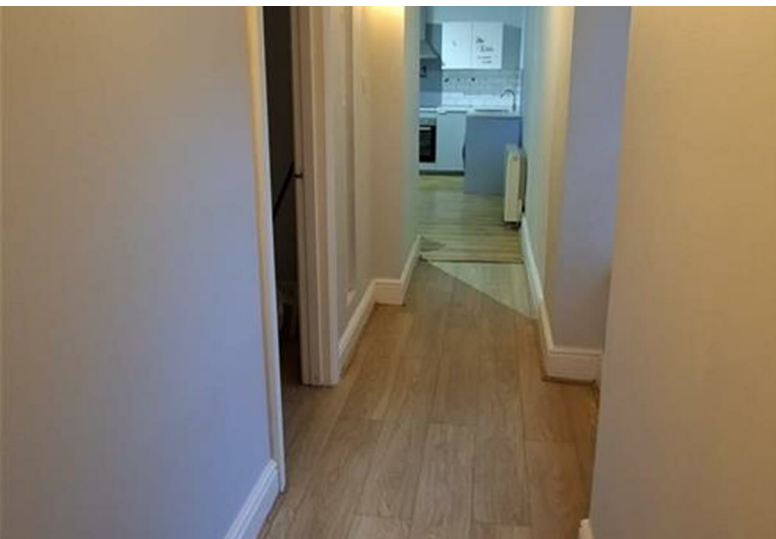


Market Street, Haverfordwest



PCM £600 PCM

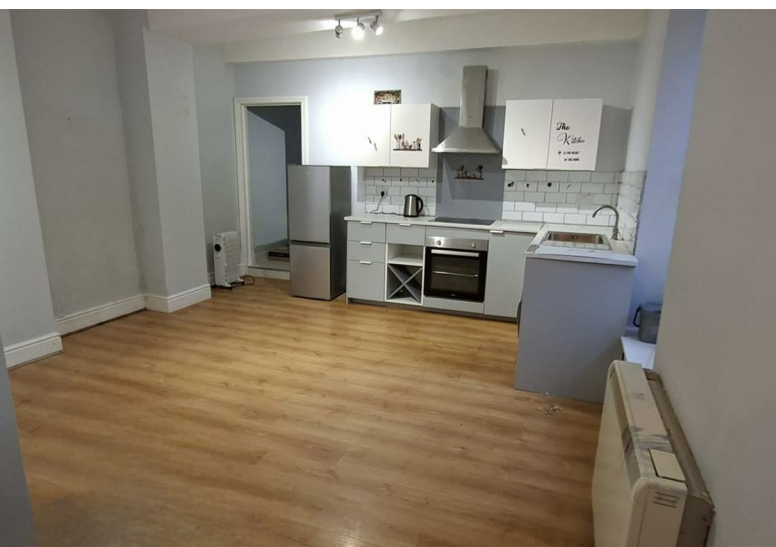


A 1 bedroom flat within a Grade II listed building, located within 200 yards of shops, leisure centre, cinema and church. Schools, supermarkets and other amenities also lay within the town.

The accommodation comprises: hall, living room with kitchen, shower room and 1 bedroom. The kitchen is fitted with with cooker, hob, cooker hood, fridge freezer and washing machine.

NO PETS ALLOWED.

Reposit & Cash Deposit options available.



RK & son
Lucas
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Entrance

Hamilton House is accessed via steps to the front. The communal hall provides access to all flats. Flat 3 is on the ground floor.

Hall

4.46 x 0.87 (14'7" x 2'10")
Window to side, laminate floor.

Bedroom

4.46 x 2.98 (14'7" x 9'9")
Window to side, laminate floor, 3 x double mirrored cupboards

Living area

4.07 x 3.95 (13'4" x 12'11")
Window to side, laminate floor, fitted

kitchen wall and base units, range of appliances include cooker, hob, cooker hood, fridge freezer and washing machine.

Inner hall

Door to

Shower Room

1.95 x 2.75 (6'4" x 9'0")
Window to side, large shower cubicle, wc, vanity wash hand basin.

Additional information

Security Deposit: £692
Heating: Electric
Services: Mains water, electricity and drainage
Council Tax: Band A

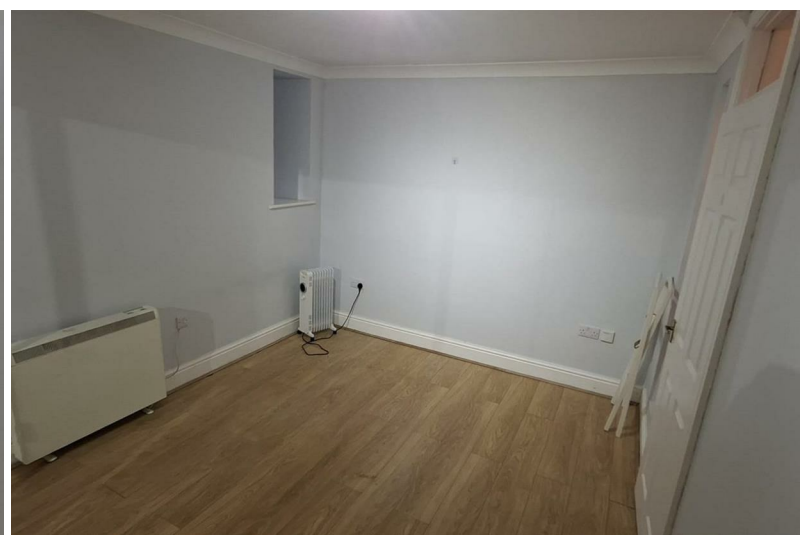
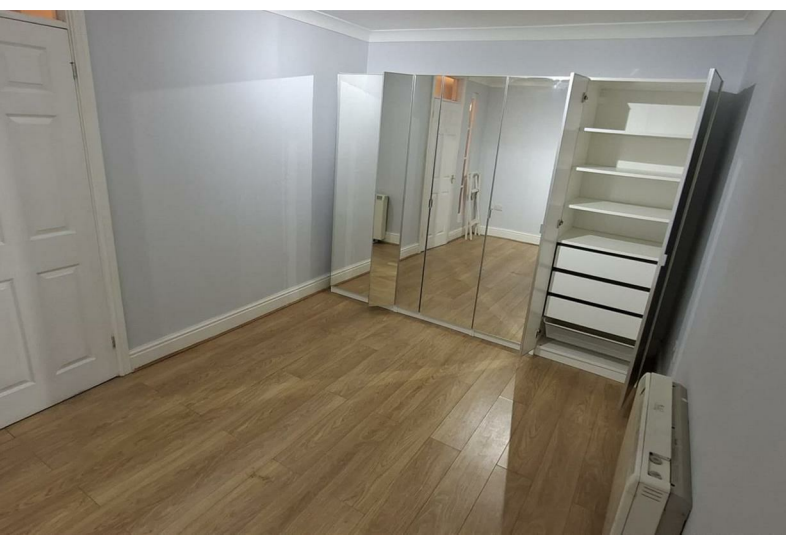
Local Authority: Pembrokeshire County Council

Mobile & Broadband: Superfast broadband available. Mobile coverage is limited/likely depending on provider. **TENANTS SHOULD MAKE THEIR OWN ENQUIRIES WITH OFCOM.**

Parking: no allocated parking

Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)




Ground Floor
Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 42.2 sq. metres (454.1 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

3 Hamilton House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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.