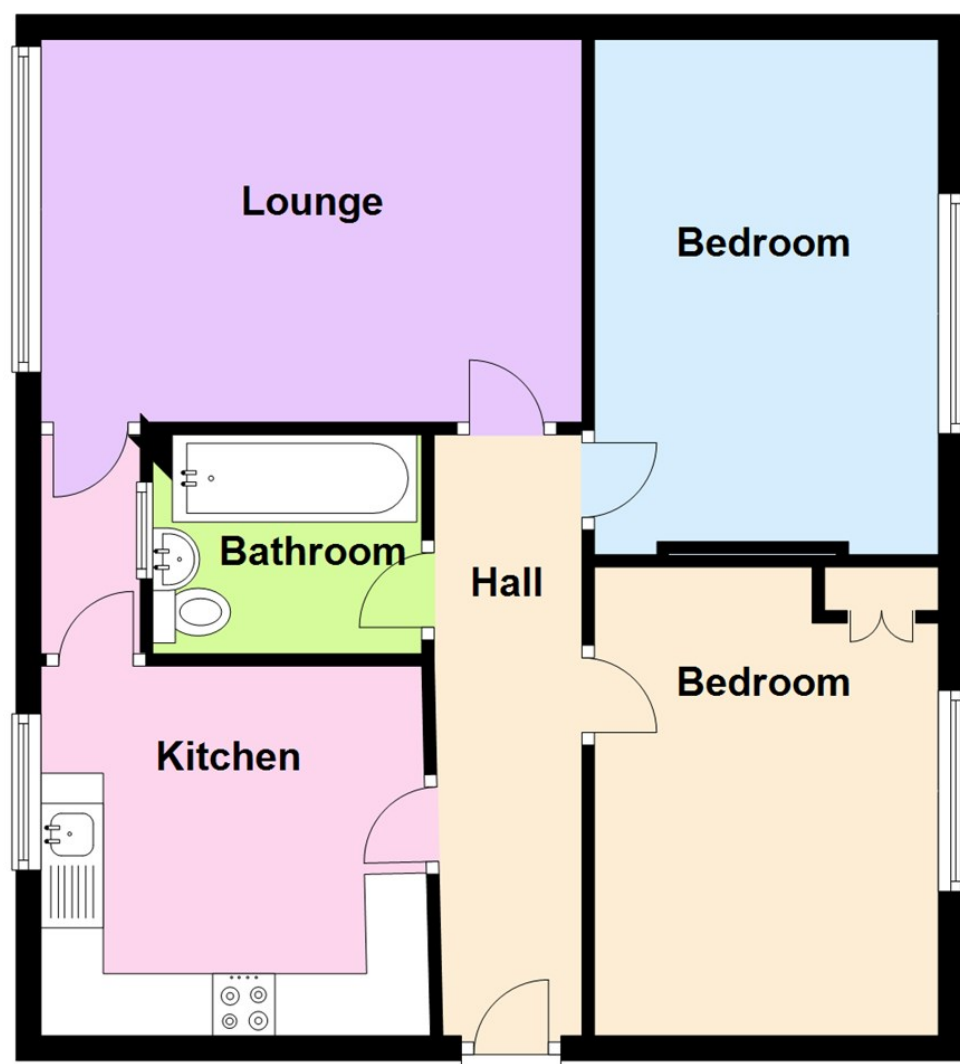


Ground Floor



VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold. (125 years from 1988 with 92 years remaining)

GROUND RENT: Ground rent is from £50 rising to £150, currently it is £75 per annum

SERVICE CHARGE: £67.50 p.c.m. (£810 per annum) (tbc)

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'A'

ADR/AMR/02/21/ok

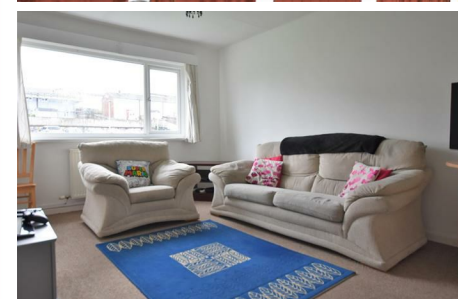
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

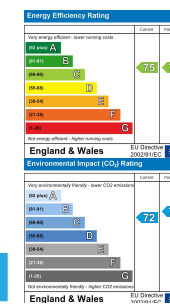


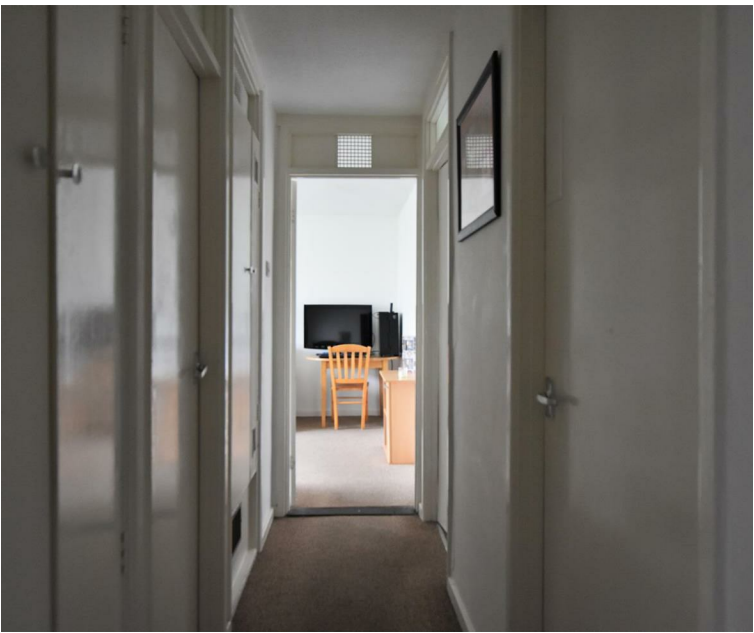
35 Portman Court, Curlew Close, Haverfordwest, Pembs, SA61 2TH

- No Chain
- Leasehold
- Ideal First Time Buyer/Investment
- Kitchen/Dining Room
- Gas Central Heating
- Second Floor Apartment
- Close to Amenities
- Walking Distance To Town Centre
- Two Bedrooms
- EPC Rating C

Offers In Excess Of £59,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





**** NO CHAIN**** Ideal for first time or investment buyers, a two bedroom second-floor apartment, situated on the edge of Haverfordwest town,

Benefiting from gas central heating, Upvc double glazing and balcony area. The accommodation briefly comprises Hallway, Kitchen/Dining room, Bathroom, two Double Bedrooms and Lounge. Externally, the property offers a storage shed which is to the side of the main entrance. Communal parking is available near-by.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the southwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

HALLWAY

4.6 x 16 (1.22m.1.83m x 4.88m)

KITCHEN

10.1 13.04 (3.05m.0.30m 3.96m.1.22m)

2ND BEDROOM

10 x 9.6 (3.05m x 2.74m.1.83m)

LOUNGE

14.07 x 10 (4.27m.2.13m x 3.05m)

MASTER BEDROOM

14.5 xx 9.1 (4.27m.1.52m xx 2.74m.0.30m)

BATHROOM

5.8 x 6.1 (1.52m.2.44m x 1.83m.0.30m)



DIRECTIONS

From our Haverfordwest office, continue up the High Street and follow the one-way system round to the right into Albert Street. Continue straight ahead towards Broad Haven and continue along Portfield, onto the Haven Road. Take the first turning right into Hawthorn Rise, continue around the bend and turn left into Trafalgar Road, take a left at Court Road, follow the road down until you see Portman Court on your right. Continue to the end of that road and Portman Court is on the left hand side.

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