



Flat 32, Cawdor Court Spring Gardens, Narberth – SA67 7AZ  
Offers in Region of £149,000

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## Flat 32

Cawdor Court Spring Gardens, Narberth

Virtual Viewing Tour Available!

A well appointed 2 bedroom apartment, situated on a purpose built complex for the over 55's only. The property is conveniently located within the market town of Narberth, within easy walking distance from the towns high street shops and local amenities. This particular flat enjoys a first floor south facing position, with balcony and views over the well kept communal gardens. Altogether, it is a very comfortable and manageable home which must be viewed to be fully appreciated.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



## **Situation**

The property is situated in the very heart of Narberth, a popular town with a traditional parade of independent shopping outlets, supermarket, cafes, library, swimming pool etc. The main A40 is within a mile or so and provides excellent road links to the larger county towns of Haverfordwest and Carmarthen, some 10 miles and 20 miles or so distant respectively, whilst the ever popular coastal resorts of Saundersfoot and Tenby, and indeed the superb scenery of the South. The town also has the benefit of a railway station and regular bus service.

## **Accommodation**

An ideal purchase for a retired/semi retired person/couple within a friendly community of like minded people, within walking distance to the old market town of Narberth. A safe and comfortable complex, which the purchaser can be as involved as they wish. The property boasts views of the well maintained communal gardens. The Estate Manager is responsible for day to day advice and assistance to residents. Safety and security are further ensured by each apartment being equipped with 24 hour round the clock cord-pull alarm system. All the apartments are held on 999-year leases. Cawdor Court Company Limited owns the freehold and is, owned by the leaseholders in an ideal situation for those who wish to downsize or equity release. Each leaseholder is a member of the company. The maintenance and services are managed by directors of the company and are appointed by the members.

## **Communal Entrance**

Entered via external door which leads onto an internal staircase rising to first floor landing, with electric stair lift. Front door opens into:

## **Entrance Hall**

With telephone intercom system, built in airing cupboard, access to loft. Doors to:

## **Lounge Diner**

Double glazed sliding patio door to balcony, electric radiators, archway to:

## **Kitchen**

Fitted wall and base storage cupboards, worktops, single drainer sink, part tiled walls, space for fridge, plumbing for washing machine, electric hob, extractor hood, single electric oven, double glazed window,

## **Bedroom 1**

Double glazed window, built in wardrobe, electric radiator.

## **Bedroom 2**

Double glazed window, built in wardrobes, electric radiator.

## **Shower Room**

Wet room style with showering area, W.C, pedestal wash hand basin, part tiled walls, heated towel radiator, double glazed window.

## **Externally**

The property has parking for residents to the front but this is not allocated parking, full use of all the communal facilities including pretty private gardens and residents lounge.

## **General Remarks**

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**Utilities & Services.**

Heating Source: Electric Services – Electric: Mains Water: Mains Drainage: Mains Local Authority: Pembrokeshire County Council Council Tax Band: B Tenure: Share of Freehold with vacant possession upon completion.

**Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 21mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available.

Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

**Mobile Phone Coverage.**

The Ofcom website states that the property has the following indoor mobile coverage EE Voice – Limited & Data – Limited Three Voice – Limited & Data – Limited O2 Voice – Limited & Data – Limited Vodafone Voice – Limited & Data – Limited Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

**Anti Money Laundering and Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

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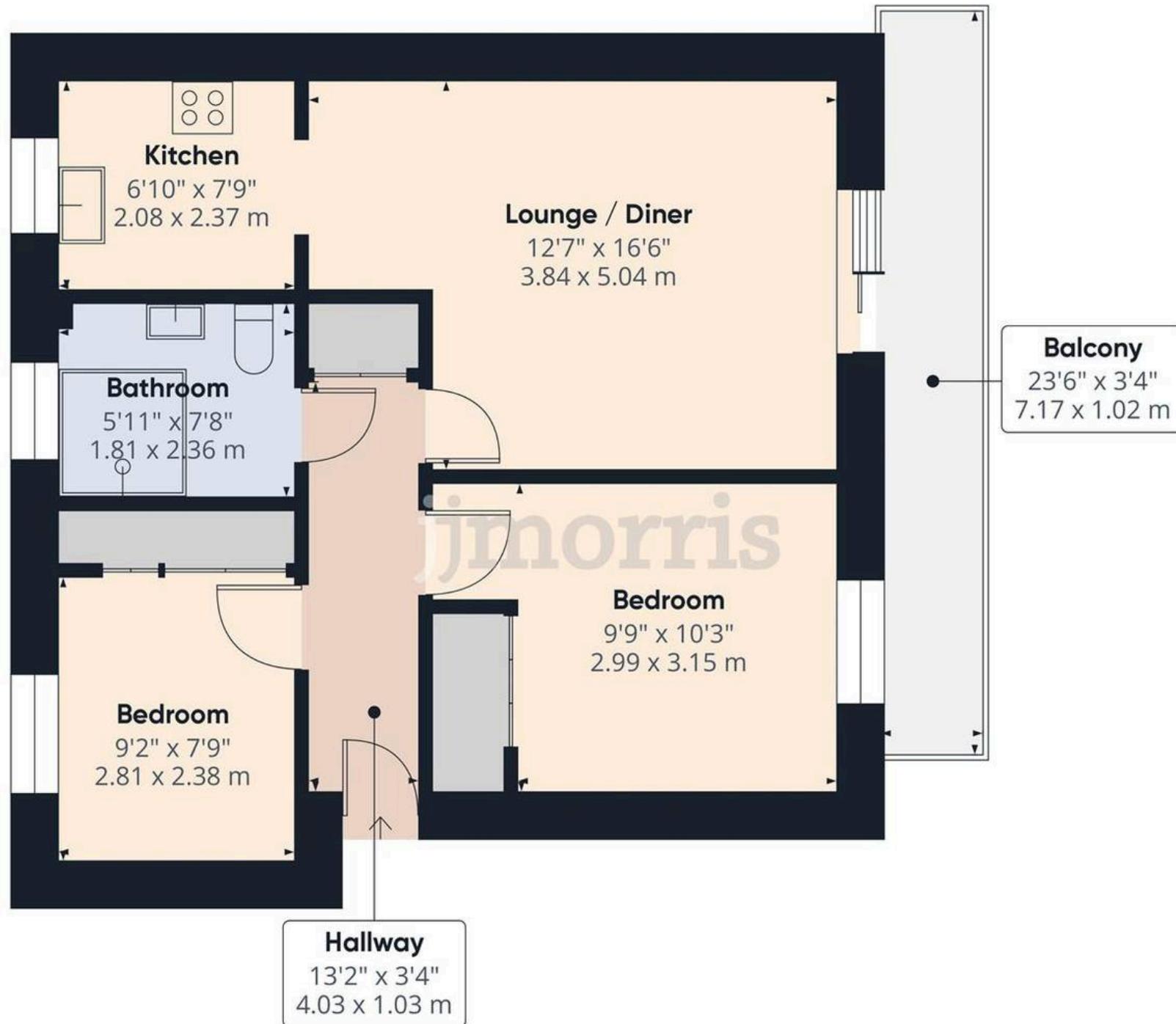
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