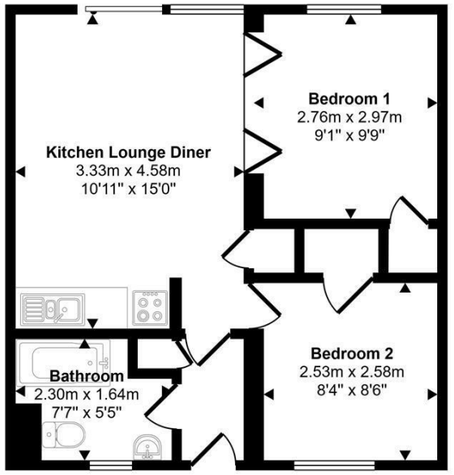
Approx Gross Internal Area
40 sq m / 430 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 125 Years with 104 remaining
ANNUAL GROUND RENT: £150 per annum
GROUND RENT REVIEW PERIOD: [25 years]
ANNUAL SERVICE CHARGE AMOUNT: £650 [year]
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Electric

ref: HC/ LLE /SEP/ 25/DRAFT

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

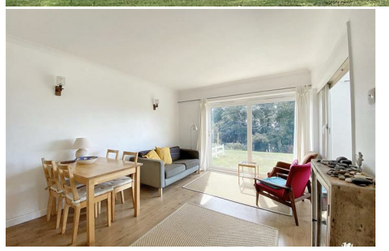
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



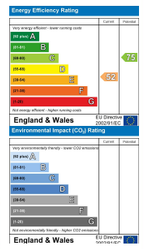






21 Devon Court, Freshwater East, Pembroke, Pembrokeshire, SA71 5LH

- Ground Floor Apartment
- Leasehold (125 Years With 104 Remaining)
- Walking Distance to Beach
- Open Plan Living
- Idyllic Sea Views
- Two Bedrooms
- Ideal Investment / First Time Buy
- Village Location
- Allocated Parking
- EPC Rating: E



Offers In Excess Of £110,000

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

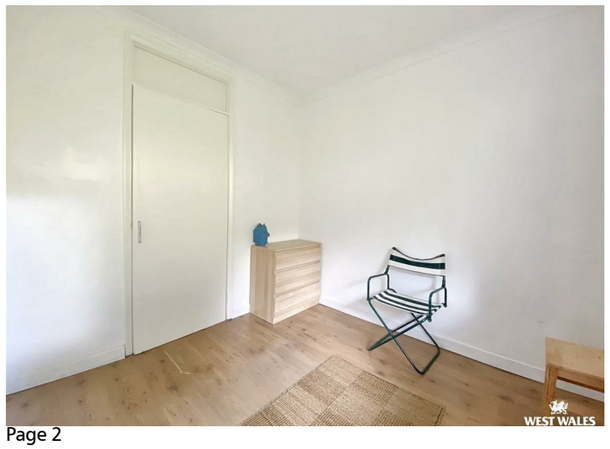
Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile













A brilliant opportunity to acquire this well-presented ground floor leasehold apartment, with 104 years remaining. Situated in the popular coastal village of Freshwater East, the property boasts idyllic sea views from the bedroom. The property is located within the purpose-built complex of Devon Court, and benefits from level access. Within walking distance to the beach, the property would make a brilliant investment, holiday home or the ideal first time buy. Viewing is highly recommended!

The layout of the property briefly comprises: entrance hall, an open plan living/dining area with kitchen, two bedrooms and a bathroom. The apartment benefits from a sliding patio door from the living area, providing external access to the lawned area. The property has a neutral decor throughout, and has UPVC double glazing and electric heating.

Externally, the property offers communal lawned gardens to the front and rear, and comes with an allocated parking space in the communal car park ensuring you have easy access to your property at all times. Offering ample space for outside seating, you can really envision relaxing and enjoying those idyllic coastal views.

Freshwater East is a coastal village in Pembrokeshire which is mostly situated on a cliff, which overlooks the the beautiful bay. With its Sandy beaches, rocky coves, Fresh Water East beach is also a great spot for rock pooling and swimming. There is a cafe, public toilet facilities and parking, and two village pubs Freshwater Inn and Jacks. Located just 7 Miles from the historical towns of Pembroke and Tenby, there is also a coastal bus service which connects Pembroke, Pembroke Dock, Lamphey and the surrounding area. The village is situated within Pembrokeshire Coast National Park, and is also on the Wales Coast Path.





DIRECTIONS

From the Pembroke Office head out of town along the Upper Lamphey Road and follow the road into the village of Lamphey. After passing the church on your left turn right and then immediately left signposted towards Freshwater East. Enter the village and turn right onto Trewent Hill. Turn left into Devon Court and the property will be found on the ground floor. What/Three/Words:///fuel.niece.record

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