

# fbm

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One Bedroom Apartment  
Off Street Parking  
Convenient Central Location  
Investment Opportunity

**1 Brighton Mews**  
**Pembroke SA71 4HW**

EPC Rating – C

O.I.R.O: £67,000  
Leasehold

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1 Brighton Mews is conveniently located within a level walking distance to the historic town of Pembroke that provides a selection of shops and many other amenities. This ground floor flat is bright and spacious comprising of an entrance hallway, kitchen, lounge/diner, large double bedroom and shower room. The property is a short drive from some of the most stunning beaches in the county, including Freshwater East, Broad Haven South, and Barafundle Bay to name a few. The famous seaside town of Tenby which is most popular for its sandy beaches and harbour is only a 10 mile drive away.

**Bedroom:**

**16'5" x 11'5" (5m x 3.48m)**

Window to front aspect. Fitted wardrobe & Radiator.

**Shower Room:**

**7'8" x 5'10" (2.34m x 1.78m)**

Tiled walls and flooring. Suite comprising, shower tiled and glazed, wash hand basin and WC.

**Living Room:**

**16'5" x 12'1" (5m x 3.68m)**

Sliding patio doors to rear. Carpeted floor. Radiator.

**Kitchen:**

**10'9" x 6'10" (3.28m x 2.08m)**

Window to rear aspect. part tiled walls. Fitted with a matching range of wall and base units incorporating sink and drainer. space for fridge & freezer with gas hob and extractor fan over. Space & plumbing for washer dryer. Carpeted floor.

**Services:**

We are advised that mains electricity, water and gas are connected. Gas fired central heating system.

**Externally:**

The property offers an allocated parking space in close proximity to the flat entrance along with communal gardens laid to lawn at the rear.

**Local Authority:**

Pembrokeshire County Council

**Council Tax Band:**

C - £1134.18

**Leasehold:**

We understand that the Original Lease of 125 years has around 97 years remaining. The current service/maintenance charge is approximately £800 per annum but we are awaiting confirmation on this. There is no ground rent on this property as all of the Vendors own a share of the Freehold which is passed on when purchased. OCCUPIERS MUST BE AGES 50 YEARS AND OVER!

**Directions:**

From our Pembroke office located in town continue down Main Street for approximately 300 yards and the property can be found on your left hand side through the archway named 'Brighton Mews'.







Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

