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Investment opportunity/ First time buy
Spacious Ground Floor 2 Bed Apartment
Upvc Double Glazing & Electric Heating

Flat 1, Sussex Row Pembroke Dock SA72 6DF

EPC Rating - E

Price: £67,000
Leasehold

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A well maintained and recently decorated ground floor leasehold apartment consisting of 2 bedrooms, Bright Living room, modern Kitchen and Bathroom. The property also offers double glazing and electric heating.

No.1 also has the added bonus of having a Garage opposite. The apartment is entered via a communal hallway (and monitored through phone security system), and is surrounded by communal gardens.

The property is within walking distance of all the amenities of Pembroke Dock, including shops, schools, banks, and surgeries. Pembroke Dock is positioned centrally within the county of Pembrokeshire and is some 10 miles distant from the county town of Haverfordwest.

Entrance Hall

15'6" (max) x 8'3" (4.72m (max) x 2.51m)

Open entrance hall as you go through the main door.

Kitchen

8'10" x 8'9" (2.7m x 2.67m)

Window to the front, fitted wall and base units with integral oven and grill, sink and drainer, tiled walls and flooring.

Lounge/Diner

20'11" (max) x 11'10" (6.38m (max) x 3.6m)

Large window to the front, laminate flooring.

Bedroom 1

11'1" x 12'11" (3.38m x 3.94m)

Window to rear, carpeted flooring.

Bedroom 2

8' x 8'5" (2.44m x 2.57m)

Window to rear, carpeted flooring.

Bathroom

8'10" (max) x 6' (2.7m (max) x 1.83m)

Obscure window to the rear, WC, overhead shower, bath, wash hand basin with vanity unit, part tiled walls.

Directions

From Pembroke proceed over Mill Pond and continue on this road until coming to T-Junction. Take a left turn to roundabout. At the roundabout take 2nd turn towards Cleddau Bridge. At roundabout take first left, continue Sussex Row can be found on your left hand side.

Services:

Electric Heating with All Mains Services Connected
Maintenance Charges : £970 per Annum and 999 Year Lease.

Local Authority:

Pembrokeshire County Council
Council Tax Band: A
 2018/ 2019 (£1,018.14)

Ground Floor



Floor plans are not to scale and are intended to provide guidance on layout and room sizes.
 Plan produced using PlanUp.



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.