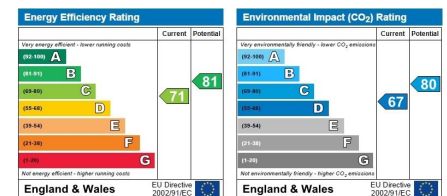




Murray Crescent House, The Rath, Milford Haven SA73 3JR

Offers in the region of £1,250,000

Successful Luxury Apartments
Fully Equipped For Seamless Purchase
Waterfront Location
Of The Highest Specification Throughout
Spectacular Views



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CP/WJ/72821/271119

DESCRIPTION

A rare opportunity exists to purchase a highly successful, rapidly growing business right at the heart of Milford Haven. Murray Crescent House is a historical building that has been converted into 4 luxury waterfront apartments to include a penthouse suite by the current owner. The building internally and externally is of the highest standard and specification throughout, and each apartment has its own private balcony area where you get to truly appreciate the spectacular views of the Milford Haven waterfront and the ever growing Marina.

SITUATION

Murray Crescent House is situated on the prestigious Rath. The Rath as in meaning of its name, a stronghold that is situated to the south east of Milford Town in an elevated position that overlooks the Cleddau estuary and the popular marina development. The Rath is renowned for its beautiful long level walks, views, tribute statues and bandstand. A great position to relax and pass the time watching the ever changing vista.

APARTMENT 1 (LOWER GROUND FLOOR)

Smart entrance hallway, stairs leading down to lower floor hallway, doors leading to;

CLOAKROOM

WC.

LOUNGE

21'3 x 16'4 (6.48m x 4.98m)
A large lounge area to the fore with patio doors opening out onto the balcony area to enjoy the waterway views.

KITCHEN/DINER

17'7 x 11'9 (5.36m x 3.58m)
Fitted with a high specification kitchen with integral appliances and granite work surface.

LOWER LEVEL HALLWAY

Access leading out to the rear courtyard which leads onto the secure parking area.

MASTER DOUBLE BEDROOM 1

15' x 13'5 (4.57m x 4.09m)
Walk-in wardrobe area.

EN-SUITE BATHROOM

Modern bathroom.

DOUBLE BEDROOM 2

13'11 x 10'2 (4.24m x 3.10m)

EN-SUITE BATHROOM

Modern bathroom.

APARTMENT 2 (GROUND FLOOR)

Smart entrance hallway, stairs lead down to lower level, doors leading to;

CLOAKROOM

WC.

LOUNGE

21'3 x 16'4 (6.48m x 4.98m)
A large lounge area to the fore with patio doors opening out onto the balcony area to enjoy the waterway views.

KITCHEN/DINER

17'6 x 12'4 (5.33m x 3.76m)
Fitted with a high specification kitchen with integral appliances and granite work surface.

LOWER LEVEL HALLWAY

Access leading out to the rear courtyard which leads onto the secure parking area.

MASTER DOUBLE BEDROOM 1

15'11 x 13'3 (4.85m x 4.04m)
Walk-in wardrobe area.

EN-SUITE BATHROOM

Modern bathroom.

DOUBLE BEDROOM 2

13'3 x 10' (4.04m x 3.05m)

EN-SUITE BATHROOM

Modern bathroom.

APARTMENT 3 (FIRST FLOOR)

Entrance hallway with built-in storage cupboards, leading to;

CLOAKROOM

WC

LOUNGE

21'6 x 15'8 (6.55m x 4.78m)
Double doors lead into a large lounge area with patio doors leading out onto a balcony area to appreciate the panoramic views of Milford Haven waterfront

KITCHEN/DINER

18'7 x 12' (5.66m x 3.66m)
Fitted with a high specification kitchen to include integral appliance and granite work surface to finish.

FAMILY BATHROOM

A modern contemporary bathroom suite to include bath and shower enclosure.

MASTER BEDROOM 1

14'7 x 12' (4.45m x 3.66m)
The master bedroom is of lovely size.

EN-SUITE BATHROOM

BEDROOM 2

13'11 x 11'7 (4.24m x 3.53m)

BEDROOM 3

14'4 x 8'2 (4.37m x 2.49m)

APARTMENT 4 (SECOND & THIRD FLOOR-PENTHOUSE)

The Penthouse is spacious bright apartment located over the third and fourth floors.
Entrance hallway with built-in storage cupboards leading to;

CLOAKROOM

WC.

LOUNGE

15'7 x 12'1 (4.75m x 3.68m)
Double doors lead into a large lounge area again with a balcony area accessed via patio doors overlooking Milford Haven waterfront.

KITCHEN/DINER

18'10 x 12' (5.74m x 3.66m)
Fitted with a high specification kitchen to include integral appliances and granite work surface to finish.

FAMILY BATHROOM

Modern contemporary family bathroom to include bath and shower enclosure.

MASTER BEDROOM 1

21'1 x 17'4 (6.43m x 5.28m)
Balcony area.

EN-SUITE BATHROOM

BEDROOM 2

21'2 x 13'11 (6.45m x 4.24m)

THIRD FLOOR

Leading to;

BEDROOM 3

17'3 x 13'9 (5.26m x 4.19m)
Ample eaves storage space.

BEDROOM 4

13' x 12'6 (3.96m x 3.81m)
Ample eaves storage space.

BATHROOM

Modern bathroom.

SPECIFICATION/FURNISHINGS/ FITTINGS

From the moment you step inside Murray Crescent House you will instantly appreciate and notice the most highest of standard there can possibly be in terms of furnishings, fixtures and fittings throughout, ranging from the solid wood flooring, communal lift, oak staircase, granite work surfaces, Bose music sound systems and 32" flat screen televisions. The decor, furnishings and fittings were very carefully designed and chosen by a renowned bespoke interior designer, and it absolutely shows. The whole of the building inside and out is of the highest of specification and no expense has been spared.

Due to the current owner of Murray Crescent House retiring the building is being sold as a whole to include all furniture, fixtures and fittings making it a very exciting and ideal opportunity for anyone looking to purchase these spectacular apartments that can then be utilised as ideal retirement apartments or luxury holiday lets.

To get a better feel of the building and apartments a tour can be viewed via the properties own website: <http://www.execulet.org.uk/>

EXTERNALLY

Murray Crescent house sits on low maintenance grounds to include private gated patio areas to the fore and rear of the building. A shared lane leading around the side of the building will bring you to the parking area for Murray Crescent House, a large area of allocated parking spaces for the residents, accessed via electrical security gate.

SERVICES

We are advised mains services are connected.

VAT

Value Added Tax should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail milford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS