

# PTN Estates

Residential Sales & Lettings



221 Landmark, Waterfront West, Brierley Hill, DY5

£73,950

PLEASE TAKE NOTE -THIS IS FOR A CASH PURCHASE ONLY & COMES WITH A TENANT

Nestled in the picturesque setting of Waterfront West, Brierley Hill, this charming free hold purpose-built flat offers a unique opportunity for modern living. Spanning an impressive 420 square feet, this studio apartment is thoughtfully designed to maximise space and comfort.

As you enter, you are greeted by a combined living, kitchen, and sleeping area that creates a warm and inviting atmosphere. The kitchen is well-equipped with an integral fridge/freezer, washing machine, electric oven, and ceramic hob, making it perfect for those who enjoy cooking and entertaining. The bathroom features a convenient shower over the bath, providing both functionality and style.

This property is ideally located around the scenic Dudley Canal Basin, offering a tranquil environment while still being close to local amenities. The flat benefits from parking for two vehicles, a rare find in such a desirable area. Additionally, residents can take advantage of both lift and stair access, ensuring ease of movement throughout the building.

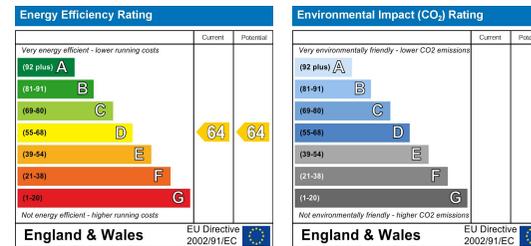
Whether you are a first-time buyer, a young professional, or looking for a low-maintenance investment, this studio apartment presents an excellent opportunity to embrace a contemporary lifestyle in a beautiful setting. Don't miss your chance to make this delightful flat your new home.

Council Tax A

**Important Information**

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



**Accuracy of Brochures**

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

**Services/Disclaimer**

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

**Transparency**

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.