

PTN Estates

Residential Sales & Lettings



213 Waterfront West, , Brierley Hill, DY5 1LZ

£130,000

CASH PURCHASERS ONLY AND THERE IS A RESIDENT TENANT

Welcome to this impressive second-floor apartment located in the desirable Waterfront West area of Brierley Hill. Built in 2016, this stylish and modern residence offers a comfortable living space of 732 square feet, perfect for those seeking a contemporary lifestyle.

As you enter the apartment, you are greeted by a superb combined living and kitchen area, designed to create a warm and inviting atmosphere. The floor-to-ceiling UPVC double glazing allows natural light to flood the space, enhancing the overall sense of openness and tranquillity. This area is ideal for both relaxing and entertaining, making it the heart of the home.

The apartment features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring convenience and comfort for residents and guests alike.

One of the standout features of this property is the availability of parking for two vehicles, a rare find in such a sought-after location. Residents will also benefit from easy access to a lift and stairs, making the apartment accessible for all.

Situated around the picturesque canal basin at Merry Hill, this property offers a unique blend of modern living and scenic surroundings. With local amenities and transport links nearby, this apartment is perfect for those looking to enjoy a vibrant community while still having a peaceful retreat to call home.

This is an exceptional opportunity to acquire a contemporary apartment in a prime location. Do not miss your chance to make this stylish residence your own.

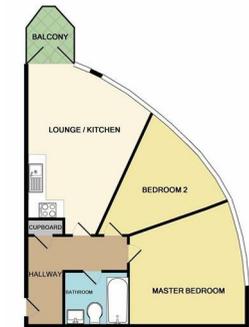
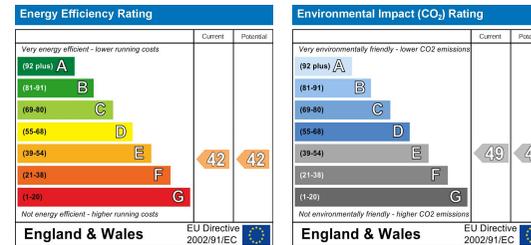
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Important Information

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.

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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 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.