



Connells

Landmark Waterfront West
Brierley Hill



Property Description

** STYLISH, MODERN UPPER FLOOR APARTMENT SET IN THE VERY SOUGHT AFTER DEVELOPMENT OF THE LANDMARK ** TENANT IN SITU £920 PCM, CONTEMPORARY LIVING SPACE MAKING IT IDEAL FOR BOTH FIRST TIME BUYERS & INVESTORS** WRAP AROUND BALCONY TO LIVING SPACE OFFERING BRIGHT OPEN PLAN LIVING ** NO UPWARD CHAIN** DESIRABLE LOCATION SET CLOSELY TO THE WATERFRONT COMPLEX, MERRY HILL CENTRE & RUSSELL'S HALL HOSPITAL **

Communal Entrance

Secure intercom system with communal area with access to key locked post box, two lifts to further floors, stair access to further floors.

Entrance Hall

Door to side elevation, secure intercom system, built in airing cupboard.

Lounge / Kitchen Area

21' max x 19' 8" max (6.40m max x 5.99m max)

Lounge area to have floor to ceiling height double glazed windows to rear & side elevation, Double glazed door leading to wrap around balcony, electric heater

Kitchen Area having a fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated appliances to include electric oven with electric hob, extractor hood over, fridge/ freezer, washing machine & electric heater

Bedroom One

16' 5" x 9' 6" (5.00m x 2.90m)

Double glazed window to side elevation, electric heater

Bedroom Two

16' 5" max x 9' 2" (5.00m max x 2.79m)

Double glazed window to side elevation, electric heater

Bathroom

Suite to comprise bath with mains shower over, low level WC with fitted vanity unit, full height tiling, electric chrome heated towel rail, wash hand basin & extractor fan

Outside

Communal area with allocated parking with CCTV, to the rear canal side views, well maintained communal grounds, access to amenities & The Waterfront complex.

Lease Details

We have been advised the following Leasehold Tenure Information & Costs :-

Lease commencing 01/01/2014 and expiring 31/12/2138

Current Ground Rent Approximately £250.00 per annum

Current Annual Service Charge of £2766.89 per annum

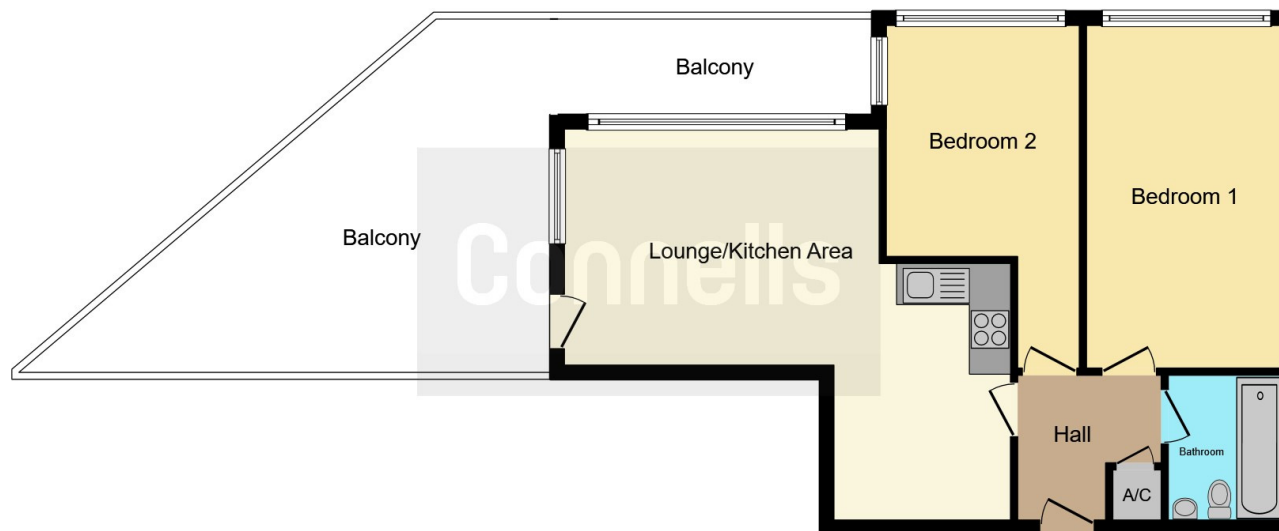
Building Insurance Inclusive

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD311830

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD311830 - 0007

