



**Connells**

Landmark Waterfront West  
Brierley Hill



## Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS WELL PRESENTED APARTMENT WITH A GREAT YIELD OF 8.1%. SITUATED IN THE POPULAR LOCATION OF WATERFRONT WEST WITH GREAT LINKS TO LOCAL HIGH STREETS & MERRYHILL SHOPPING CENTRE.

## Kitchen / Living Space

11' 6" max x 19' 3" max ( 3.51m max x 5.87m max )

Open plan Kitchen/Living Room area. Kitchen is fitted with white goods; integrated fridge freezer, washing machine and oven and hob. Fully laminated with storage heaters. Patio doors leading to balcony area. There will be two leather sofas which will be left in the apartment.

## Bedroom

15' 6" max x 8' 8" max ( 4.72m max x 2.64m max )

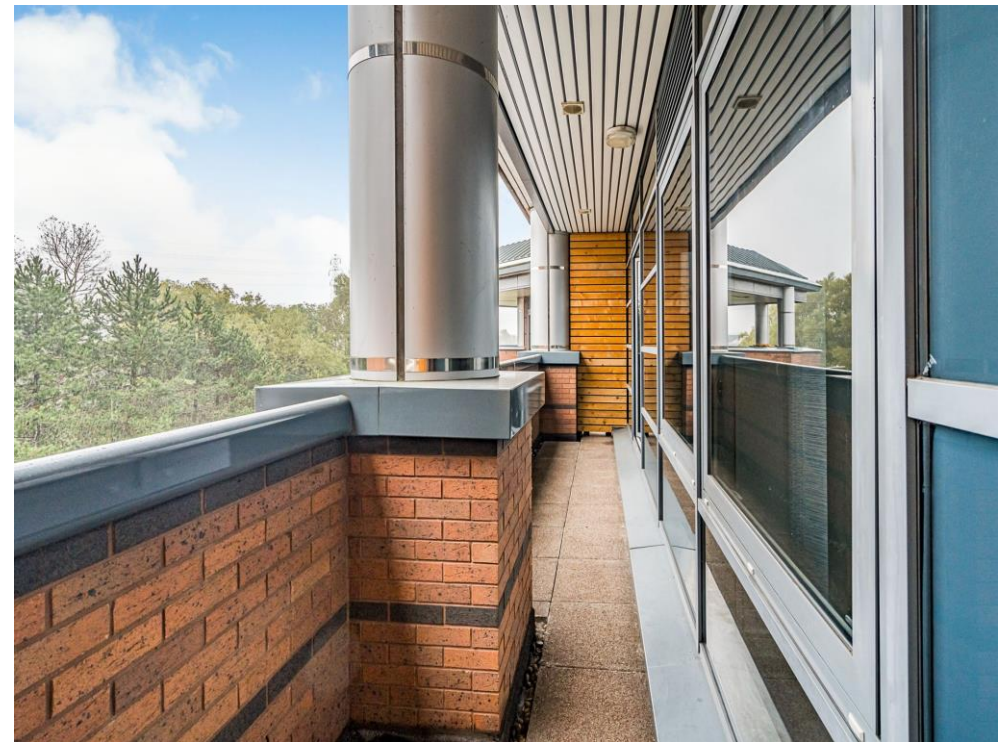
Bedroom is carpeted with storage heater and large window allowing plenty of natural light into the apartment. Window is double glazed, there will also be a wardrobe left in the Bedroom.

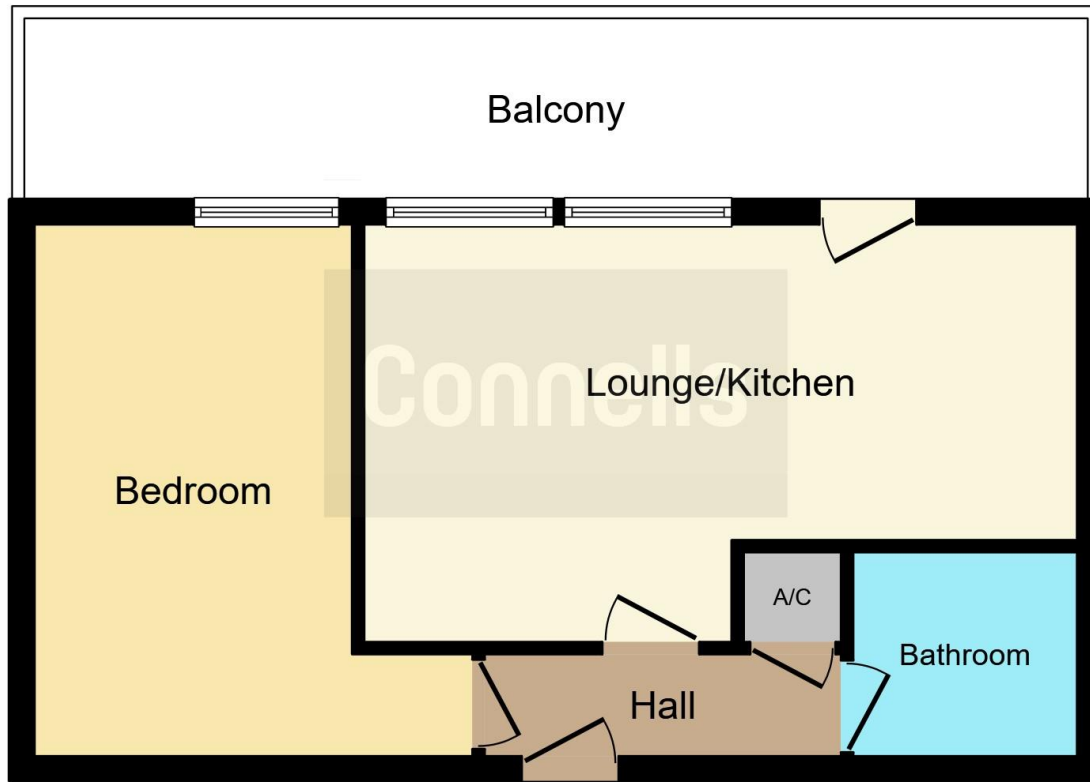
## Bathroom

Modern Bathroom with; Bath over shower, towel rail, toilet, sink and basin. Flooring is fitted with vinyl. There is also a boost button in the hallway which will provide hot water to the shower within 20 minutes.

## Communal Areas

The whole development is fob entry offering extra security to residents. In the main communal hallway are the letterboxes for all the apartments. There are lifts throughout providing easier access to the property.





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

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**EPC Rating: E**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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