



Connells

The Embankment
Merry Hill Brierley Hill

The Embankment

Merry Hill Brierley Hill DY5 1SZ

for sale offers over
£140,000



Property Description

SITUATED ON MERRY HILL SHOPPING CENTRE OPPOSITE THE ODEON CINEMA. UNDERGROUND PARKING TO REAR OF APARTMENTS.

To The Front

Communal gardens with inset pathway leading to entrance.

Communal Hallway

Security intercom system gives access to communal hallway with stairs to all floors.

Hallway

Electric panel heater, cupboard and doors to;

Open Plan Lounge Kitchen;

19' 7" max x 17' 3" max (5.97m max x 5.26m max)

Lounge Area

14' max x 13' 3" max (4.27m max x 4.04m max)

Double glazed sliding patio doors to balcony. Electric panel heater.

Kitchen Area

13' 3" max x 5' max (4.04m max x 1.52m max)

A range of wall and base units. Work surfaces incorporating one and a half sink unit. Electric hob and oven with extractor hood above. Integral fridge and freezer.

Bedroom One

11' 6" x 10' 7" plus recess (3.51m x 3.23m plus recess)

Double glazed window to front elevation, electric panel heater and door to;

En-Suite Shower Room

Shower cubicle, wash hand basin, low flush wc and extractor fan.

Bedroom Two

11' 2" plus recess x 9' 7" (3.40m plus recess x 2.92m)

Double glazed window to front elevation and electric panel heater.

Family Bathroom

Panelled bath with tap shower, wash hand basin, low flush wc and extractor fan.

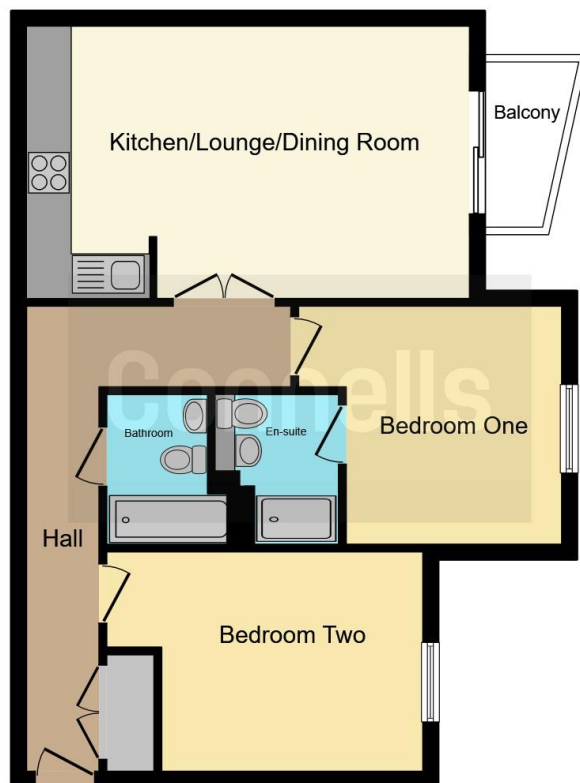
Allocated Parking

Accessed to rear opposite Weatherspoons. Remote control entry system.

Agents Note

The sellers has informed us the Ground rent is £350 per annum and Service charge £2000 per annum. Approx 103 years remaining on the lease. We recommend purchasers conveyancer check prior to purchase.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax
 Band: B

Service Charge:
 19000.00

Ground Rent:
 40.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313138

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: SBR313138 - 0006

