

PTN Estates

Residential Sales & Lettings



409 Waterfront West, Dudley Road, Brierley Hill, DY5

£100,000

This magnificent 4th floor apartment is located within the development known as The Landmark which was completed in March 2016. Situated on a prime canal-side site enjoying spectacular views over the historic canal and delightful communal garden. In addition it is close to the Merry Hill shopping complex which receives millions of visitors per year.

The apartment can be accessed via lift or stairs and offers one permit parking space. The impressive glazed main reception area is accessed via an electronic key fob, this area comprises of an imposing stair case to the top floor, two lifts access to the rear and lockable post boxes.

Currently tenanted with rental payable of £550 per calendar month. Accommodation includes one double bedroom, superb lounge combined with a fitted kitchen boasting integral electric oven, ceramic hob, washer dryer and fridge freezer. Benefits include low tariff electric heating and stunning floor to ceiling UPVC double glazing.

Hallway 1.09 x 2.21

Entered through a heavy wood fire door into the spacious hallway with ceiling light point, wood effect flooring and handy cupboard which also houses the hot water tank. Doors lead off to the bathroom, bedroom and lounge/kitchen.

Lounge Combined Kitchen 4.72 max x 5.33

This most impressive living area enjoys spectacular canal and communal garden views thanks to the floor to ceiling double glazing which adds to the natural light that oozes in.

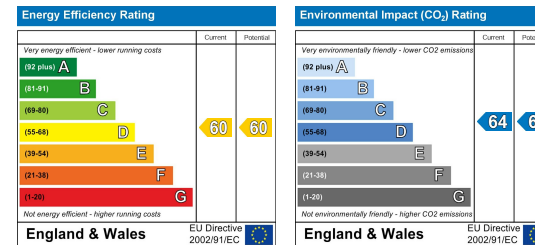
With wood effect flooring, two low tariff electric heaters and three ceiling light points. The kitchen area consists of gloss white floor and base units enhanced with a dark grey mottled worktop, stainless steel effect single bowl unit and mixer tap. All complimented with integral electric oven, ceramic hob, extractor hood, fridge/freezer and washer dryer.

Bedroom 2.84 x 3.71

Enjoying spectacular canal and communal garden views thanks to the floor to ceiling double glazing which adds to the natural light that just oozes in. In addition to low tariff electric heating and ceiling light point.

Bathroom 1.68 x 2.15

consisting of a white three piece suite that comprises of close couple W.C, wall mounted wash hand basin and paneled in bath with shower over and screen. Benefits include full ceramic tiled walls, chrome effect ladder style radiator, ceiling light point and extractor fan.



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.

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