

# PTN Estates

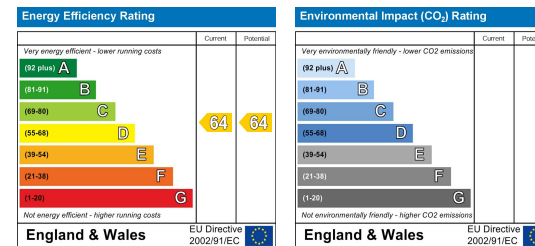
Residential Sales & Lettings



221 Landmark, Waterfront West, Brierley Hill, DY5

£85,000

Stylish and modern Living set around the canal basin at Merry Hill,  
 Dudley  
 Impressive First floor STUDIO apartment (NO BEDROOM)  
 Superb combined Living, sleeping and kitchen area  
 Comprising of integral fridge/freezer/washing machine, electric oven  
 and ceramic hob  
 Splendid bathroom with shower over the bath  
 UPVC double glazing  
 Low tariff electric heating  
 Delightful communal garden  
 Lift and stairs available  
 Intercom entrance  
 Allocated permit parking



**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.