

PTN Estates

Residential Sales & Lettings



217 The Landmark, Waterfront West, Brierley

£130,000

This Landmark development known as the Waterfront exudes style and modern Living set around the canal basin at Merry Hill, Dudley. Close to local amenities including the popular Merry Hill Centre which offers an array of shops restaurants, a multi screen Odeon and central bus station

This most Impressive second floor leasehold apartment offered with NO UPWARD CHAIN boasts a fabulous double balcony taking in views of the canal and gardens, one double bedroom, superb combined Living and kitchen area which comprises of integral appliances and splendid bathroom with shower over the bath,

Benefits include floor to ceiling UPVC double glazing, Low tariff electric heating, Intercom entrance hall with both lifts and stairs available along with allocated permit parking

Outside there are delightful communal gardens and direct entry onto the stunning canal tow path

Council Tax A

Entrance hallway 1.1 x 2.1

Complete with ceiling light point, large storage cupboard and intercom telephone

Bathroom 2 x 1.7

This splendid and bright bathroom comprises of a white three-piece white suite that consists of a paneled in bath with and shower over, pedestal wash hand basin and close coupled W.C, complimented with tasteful tiled splash bank and extractor fan, benefits include ceiling light point and chrome effect ladder style electric radiator

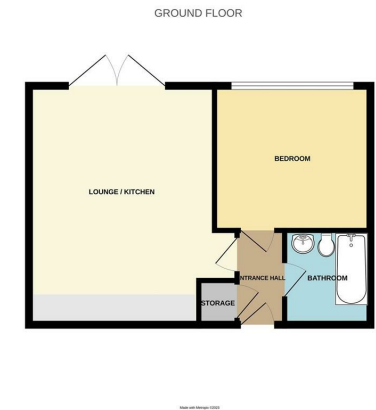
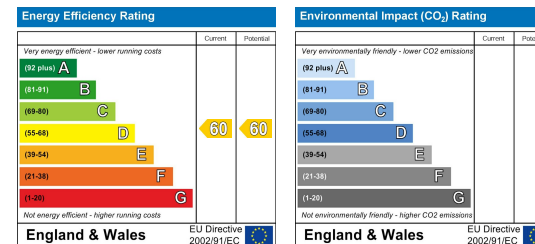
Bedroom 2.5 x 3.3

With amazing views of the canal this bedroom is further enhanced with UPVC double glazed floor to ceiling glazing. Benefits include low tariff electric heating and ceiling light point

Open plan lounge and kitchen 4.2 x 5.5 (widest point)

This most impressive and stylish large open plan living area comprises of lounge and kitchen areas with UPVC double glazed patio doors opening on to a double width balcony with views of the canal and floor to ceiling glazing. Benefits include low tariff electric heating and two ceiling light points.

The kitchen area is fitted with both base and wall high gloss white units complimented with integral appliances to include electric oven, ceramic hob, extractor hood, fridge freezer and washing machine.



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.