

# PTN Estates

Residential Sales & Lettings



411 Waterfront West, , Brierley Hill, DY5 1LZ

£1,100 PCM

Fantastic two double bedroom apartment on the Waterfront West, consisting of a large balcony, open plan lounge dining and kitchen, two double bedrooms, bathroom with shower over the bath, benefits include electric heating, upvc double glazing and allocated parking

**Entrance Hall 2 x 1.9**

Complete with ceiling light point and water storage cupboard door

**Open Plan lounge and kitchen 6.2 x 3.5 Widest point**

The open plan benefits from a kitchen complete with wall and floor units, integrated fridge freezer oven and hob and washing machine, extractor and sink with draining board. Benefits include ceiling light point and electric wall heater. The Lounge area consists of a UPVC double glazed windows and UPVC door to the large balcony area, electric wall heater and two ceiling light points.

**Bedroom 1 5 x 2.8 (widest point)**

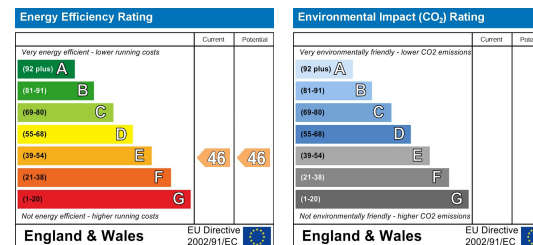
Complete with ceiling light point, electric wall heater and UPVC double glazed windows

**Bedroom 2 5 x 2.8**

Complete with ceiling light point, electric wall heater and UPVC double glazed windows

**Bathroom 2 x 1.7**

Complete with panelled in bath with shower from taps, ceiling light point, extractor fan, Pedestal basin set in vanity unit, low flush WC, fully tiled walls and electric towel heater



**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.