



Taylor's

The Landmark, Waterfront, Brierley Hill, DY5 1LY

Offers In Region Of £70,000

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No. 1 The Landmark is a STUNNING, ATTRACTIVELY PRESENTED & CONTEMPORARY STYLE, GROUND FLOOR APARTMENT that forms part of this COMPREHENSIVELY REFURBISHED & SUPERBLY MODERNISED DEVELOPMENT. The property is conveniently located within walking distance of MERRY HILL SHOPPING COMPLEX at the IMPRESSIVE LANDMARK APARTMENT BUILDING and would ideally suit BUYERS who are looking to DOWNSIZE, the more DISCERNING FIRST TIME BUYER looking to get onto the property ladder or BUY-TO-LET INVESTORS seeking an ASTUTE Buy-To-Let Investment.

An early viewing is recommended to appreciate this EXPENSIVELY APPOINTED APARTMENT which is also available for sale with NO UPWARD CHAIN, and in brief comprises: Security Controlled Communal Hall, Stylish Open Plan Lounge with STUNNING WHITE GLOSS STYLE KITCHEN & Integrated Appliances, Generous Double Bedroom, Contemporary Well Appointed Bathroom. Furthermore with Allocated Off Road Parking, Double Glazing, Electric Storage Heating & Communal Gardens / Grounds.

ROOM DIMENSIONS (Measurements taken at widest available points)

Reception Hall

Stunning Open Plan Kitchen & Lounge Area - 7.24m x 5.55m (23'9" x 18'2")

Generous Double Bedroom - 5.06m x 3.09m (16'7" x 10'1")

Modern Well Appointed Bathroom - 2.09m x 1.67m (6'10" x 5'5")

Communal Gardens & Grounds

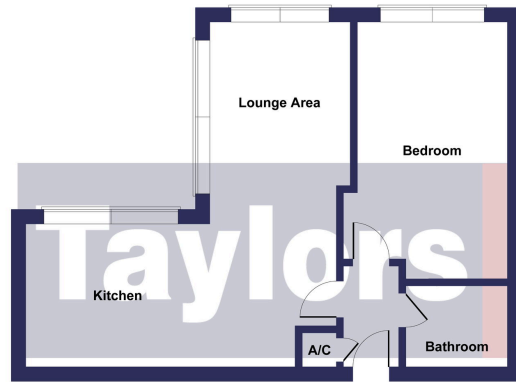
Allocated Off Road Parking

EPC: D. Council Tax Band: C. Mains Electrical, Mains Water & Mains Drainage services are connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: The Property is of a Leasehold Tenure with 112 years remaining on the lease (Expiry Date - 31/12/2138), an annual service charge of £3141.94 per year & an annual ground rent of £372.24 per year (this information would need to be clarified by any perspective buyers conveyancing solicitor)

In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



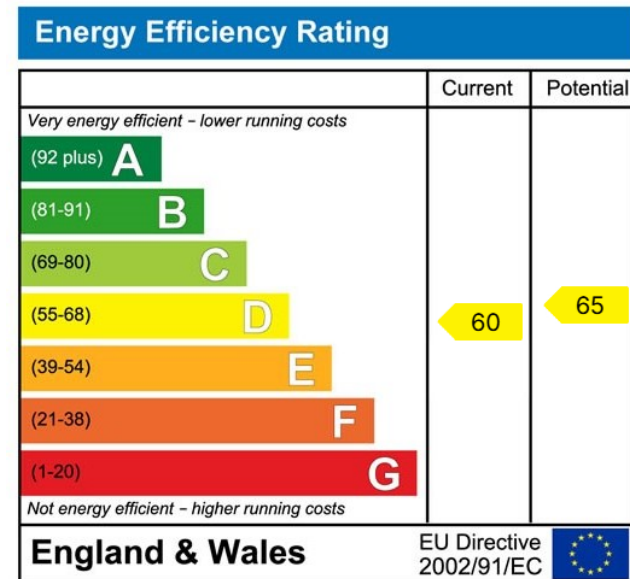
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FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- STUNNING, ATTRACTIVELY PRESENTED & CONTEMPORARY STYLE APARTMENT
- MODERN WELL APPOINTED BATHROOM
- GENEROUS DOUBLE BEDROOM
- MERRY HILL SHOPPING COMPLEX WITHIN WALKING DISTANCE
- IDEAL FOR THOSE WISHING TO DOWNSIZE
- NO UPWARD CHAIN
- SITUATED AT THE IMPRESSIVE LANDMARK BUILDING
- STUNNING OPEN PLAN KITCHEN & LOUNGE AREA
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- EASILY ACCESSIBLE GROUND FLOOR POSITION



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.