PTN Estates

Residential Sales & Lettings









Louise House 200 High Street, Pensnett, Brierley **£95,000**

This charming one-bedroom apartment presents a fantastic opportunity for both first-time buyers and investors alike. Located on the bustling High Street, the property boasts a prime position with easy access to local amenities and transport links.

Upon entering, you will find a welcoming lounge that offers a comfortable space for relaxation and entertaining. The apartment features a well-appointed bedroom, a newly fitted kitchen is a highlight, designed with modern living in mind, and a fitted bathroom

One of the significant advantages of this property is the extended lease and low ground rent, which adds to its appeal and value. Additionally, parking is available in the nearby car park, providing ease and convenience for residents and guests.

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this one-bedroom apartment is certainly worth considering. Do not miss out on the chance to view this delightful space

Approach
Set back from the road via a front garden this delightful one bedroom apartment benefits from parking on the carpark and is entered via the UPVC front door

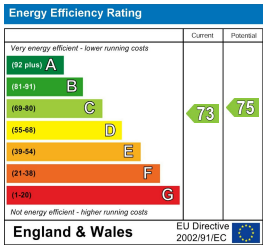
Lounge 3.71 x 3.81
Complete with ceiling light point, gas central heated radiator and UPVC double glazed window to front elevation

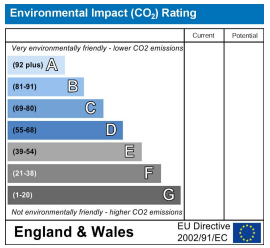
Hallway 2 x 2
Complete with ceiling light point, two large storage cupboards and gas central heated radiator

Bathroom 2.08 x 1.64
Fitted bathroom complete with low flush wc, hand basin and panelled in bath. Benefits include an obscured upvc window to the side elevation, ceiling light point and gas central heated radiator

Bedroom 2.69 x 3.23
Complete with UPVC double glazed window to rear elevation, gas central heated radiator and ceiling light point

Kitchen 1.76 x 3.2
Kitchen complete with floor units, splashback tiling, sink with drainer, UPVC double glazed window to rear elevation, ceiling light point and gas central heated radiator







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, Stephensons 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.