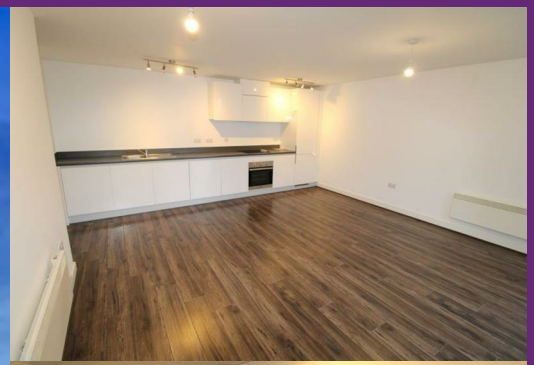
# PTN Estates

Residential Sales & Lettings



## 123 The Landmark Waterfront West, , Brierley

## £60,000

PLEASE TAKE NOTE -THIS IS FOR A CASH PURCHASE ONLY & COMES WITH A TENANT
A Stunning one-bedroom apartment with a picturesque view overlooking the Waterfront canal. This conveniently located residence is situated next to the Merry Hill shopping center, offering easy access to local shops, bars, and restaurants. Complete with open plan lounge and kitchen, double bedroom, Bathroom, allocated parking space. Electric heating and upvc double glazing.

This property combines modern living with a convenient location, making it an ideal home for those who appreciate a waterfront view and easy access to amenities. Whether you're enjoying the tranquility of the canal or exploring nearby entertainment options, this apartment offers a perfect blend of comfort and convenience.

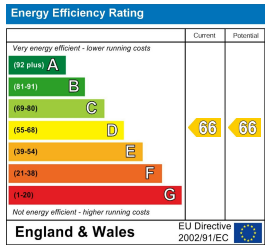
**Open Plan Lounge and Kitchen 4.7 x 5.3 (widest point)**
The living space features floor-to-ceiling glazing that provides an uninterrupted view of the canal. Complete with ceiling light point, and an electric heater ensures a cozy atmosphere. The modern kitchen is equipped with high gloss white wall and floor units, offering ample storage space. It includes essential appliances such as an oven, hob, extractor, fridge freezer, and an integrated washing machine.

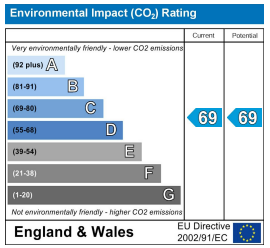
**Bedroom 4.3 x 3.4**
The double bedroom boasts floor-to-ceiling glazing, allowing natural light to fill the room. A ceiling light point and an electric heater

**Bathroom 1.7 x 2**
The bathroom is complete with a three-piece white suite, featuring a shower over the bath. Spotlights provide a bright and well-lit environment, while an electric heated towel rail ensures warmth and convenience.

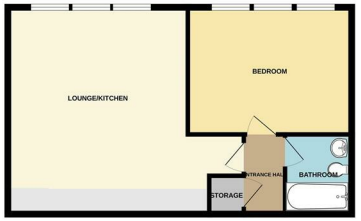
**Exterior**
The apartment offers a breathtaking view of the Waterfront canal, creating a serene and picturesque setting, complete with access to the outside court yard and on site allocated parking space, providing convenience for residents.

**Important Information**
All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.




GROUND FLOOR




**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.