

PTN Estates

Residential Sales & Lettings



139 Waterfront West, , Brierley Hill, DY5 1LY

£800 PCM

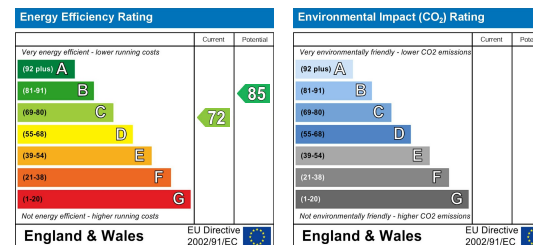
Located in the desirable area of Waterfront West, Brierley Hill, this modern first-floor apartment offers a perfect blend of comfort and convenience. Built in 2016, the property spans an inviting 441 square feet, making it an ideal choice for individuals or couples seeking a stylish living space.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The apartment features a spacious bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, complete with a shower over the bath, catering to both quick showers and leisurely baths.

The fitted kitchen is a highlight of the property, equipped with essential appliances including an oven, hob, fridge freezer, and washing machine, making it easy to prepare meals and manage daily chores. The double-glazed windows throughout the apartment not only enhance energy efficiency but also allow for plenty of natural light to fill the space.

For those with vehicles, the property offers allocated parking, a rare find in such a convenient location. With electric heating, you can enjoy a warm and cosy environment during the cooler months.

This apartment is not just a home; it is a lifestyle choice, situated in a vibrant community with easy access to local amenities and transport links. Whether you are looking to buy or rent, this property presents an excellent opportunity to secure a modern living space in a sought-after area.



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.