

LexAllan

local knowledge **exceptional service**

395 The Embankment, Brierley Hill, DY5 1SZ

** IDEAL FOR THOSE LOOKING TO MAKE THAT STEP ONTO THE PROPERTY LADDR **
This spacious two bedroom first floor apartment has been well maintained by the current owner & offers turn key ready accommodation throughout. Situated at the very well known 'Merry Hill' you are spoilt by amenities & local transport links all located on your doorstep.

In brief the property comprises, communal entrance, entrance hall, lounge/kitchen, master bedroom with en-suite, further double bedroom & house bathroom. Secure gated parking can be found on the lower level. Call today to arrange your viewing on this no upward chain apartment.

Approach
Steps lead up to communal entrance.

Communal Entrance
Secure well maintained hall with stairs leading to the second floor.

Entrance Hall
Spacious hall with doors off to all accommodation, large airing cupboard with plumbing for washing machine, electric heater.

Lounge/Kitchen
19'7 x 13'1 (5.97m x 3.99m)

A superb open planned living with two patio doors opening onto the balcony, two electric heaters, kitchen offers a variety of wall & base units, electric oven, hob with extractor over, space for fridge & freezer under counter, sink and drainer, spot lights.











Bedroom 1
11′7″ x 10′5″ (3.54 x 3.20)

Door off to en-suite, double glazed window to front, electric heater.

En-Suite
Shower, wash hand basin, w.c, spot lights, tiled flooring.

Bedroom 2
11′5″ x 9′7″ (3.48 x 2.94)

Double glazed window to front, electric heater

Bathroom
Bath with shower over, wash hand basin, w.c, spot lights, tiled flooring, electric towel rail.

Parking
Secured gated parking can be found to the ground floor, parking for one vehicle.

Tenure (Leasehold).
References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 128 years remaining on the lease and a service charge of £1200 per annum. A buyer is advised to obtain verification from their solicitor.







Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requ…m Infin…cur with…ay be a… have…

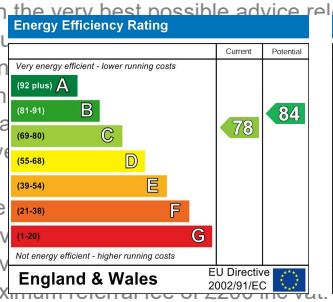
The… surv… serv… maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

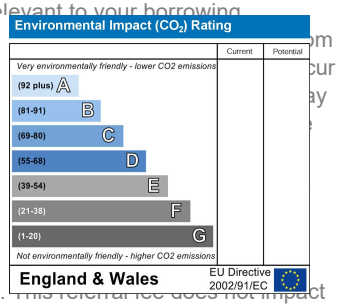












IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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