

# PTN Estates

Residential Sales & Lettings



226 Landmark Waterfront West, , Brierley Hill, DY5

£70,000

PLEASE TAKE NOTE -THIS IS FOR A CASH PURCHASE ONLY & COMES WITH A TENANT

Located on the beautiful Waterfront, this stylish lease hold second-floor apartment offers a perfect blend of comfort and modern living. With one spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil retreat. The apartment boasts a superb combined living and kitchen area, designed for both relaxation and entertaining. The kitchen is well-equipped with an integral fridge/freezer, washing machine, electric oven, and ceramic hob, making it a delight for any home cook.

The splendid bathroom features a shower over the bath, providing a convenient and relaxing space for your daily routines. Natural light floods the apartment through the floor-to-ceiling UPVC double glazing, creating a warm and inviting atmosphere.

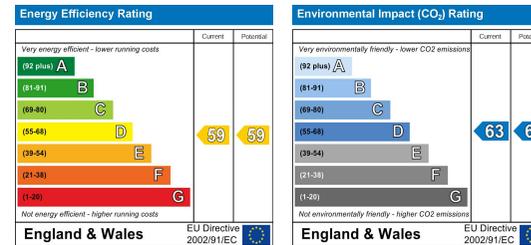
Residents will appreciate the delightful communal garden, perfect for enjoying the outdoors without the hassle of maintenance. Accessibility is a key feature of this property, with both a lift and stairs available for easy access. The intercom entrance adds an extra layer of security and convenience.

For those with vehicles, the apartment offers allocated permit parking. This property is not just a home; it is a lifestyle choice, combining modern amenities with a peaceful setting. Don't miss the opportunity to make this lovely apartment your own.

**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 £25+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.



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**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's 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.