

AP MORGAN



Waterfront West, Brierley Hill, West Midlands
Offers in the region of £120,000

Features:

- A spacious, two-bedroom, third-floor apartment
- Modern Interior
- Immaculately presented throughout
- Modern Family Bathroom
- Internal Hallway with Lifts
- Canal side walks
- Allocated Parking
- EPC - E

Description:

*****BUY TO LET INVESTMENT OPPORTUNITY - TO BE PURCHASED WITH A TENANT IN SITU*****

A spacious, two-bedroom, third floor apartment within the sought-after Landmark building, which occupies a commanding position overlooking the Waterfront, Brierley Hill, and is being offered with NO ONWARD CHAIN and ONE YEAR SERVICE CHARGE PAID.

Entering the building via secure key-fob access, there are both stairs and lifts offering access to the third floor. The property briefly comprises: Entrance hall with storage cupboard, leading to the open plan lounge/kitchen. The kitchen benefits from an integrated electric hob, oven, fridge/freezer and washing machine, while the lounge is very generous in size with panoramic floor to ceiling windows. Back through the hallway to the spacious double bedrooms which both sit to the side elevation of the property. The modern bathroom benefits from a bath with overhead shower.

Outside: There is an allocated parking space, and steps leading to the harbour on the water front.

This property is ideally located for shops and amenities, with Merry Hill Shopping Centre being close-by. For commuters, there are road links to Merry Hill and Birmingham via the M5, and public bus routes run nearby providing routes to Merry Hill, Stourbridge and Wolverhampton.





EPC Rating: E
Council Tax Band: D (tbc by solicitors).
Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us
on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

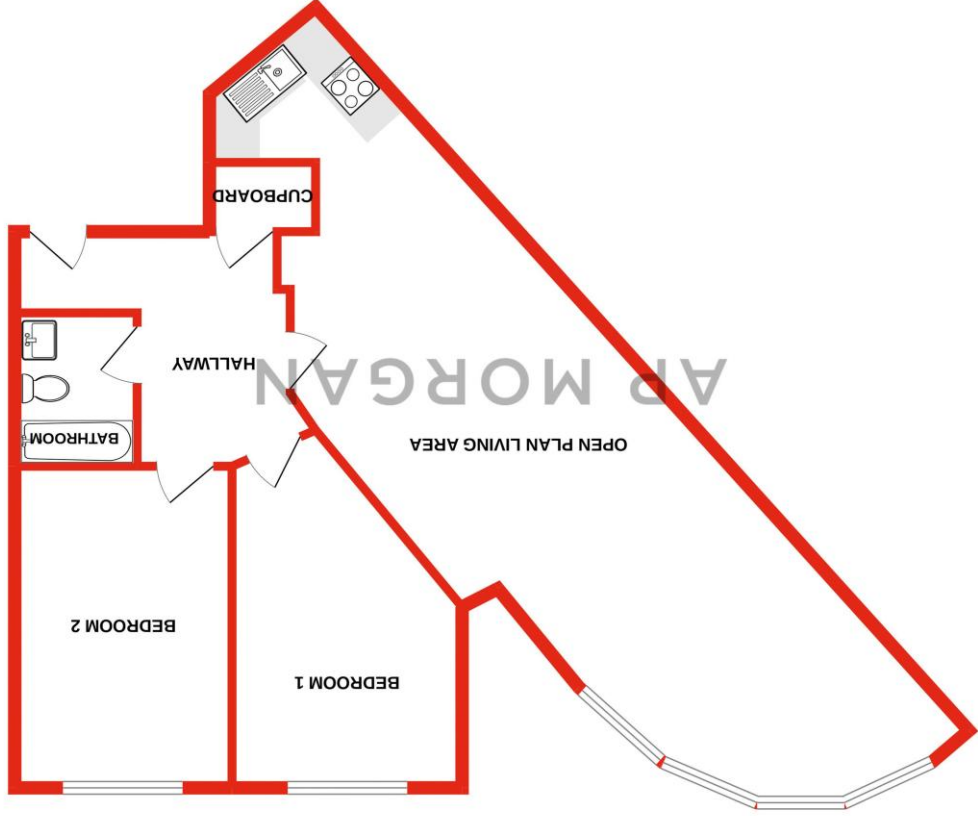
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any m checks and monitoring which might be required. This fee will n be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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