

Connells

Landmark Waterfront West
Brierley Hill

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Brierley Hill DY5 1LY

for sale
£75,000







Property Description

Situated within the highly sought-after Waterfront development at Merry Hill, this well-presented ground floor one-bedroom apartment offers contemporary living in a prime waterfront location. Ideal for professionals, or investors, the property enjoys easy access to Merry Hill Shopping Centre, local amenities, restaurants, and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, an open-plan lounge and fitted kitchen with a range of wall and base units, a double bedroom, and a modern bathroom suite. The apartment benefits from electric heating, double glazing, and secure entry access.

Externally, residents enjoy well-maintained communal areas and allocated parking, with picturesque waterfront walks right on the doorstep. The development combines a peaceful setting with the convenience of nearby retail, leisure, and transport facilities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Communal entrance with security intercom system, stairs and elevator.

Entrance Hallway

Entrance door leads into the hallway with doors to all rooms.

Open Plan Living

Spacious lounge, kitchen diner comprising of a living area with wooden effect flooring, double glazed windows to the front and rear elevation, electric radiator and kitchen area with a range of wall and base units, worktops, inset sink/drainer, integrated oven and hob with extractor fan and inset fridge freezer.

Bedroom

Double glazed window to the rear elevation and electric radiator.

Bathroom

Fully tiled with suite comprising; bath with shower over, wash hand basin, wc, extractor fan and electric radiator.

Outside

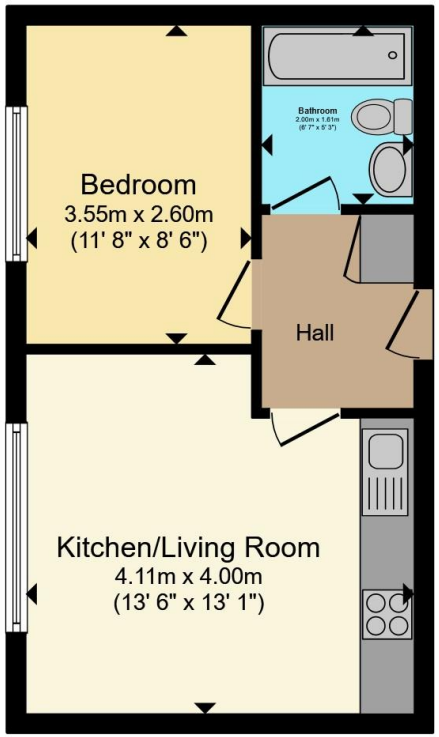
Allocated parking space and security entrance to the property

Lease Details

Circa 112 years on the lease
Ground rent approx £368 per annum
Service Charge approx £2300 per annum











Total floor area 33.0 m² (355 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: Awaited

Council Tax Band: B

Service Charge: 2300.00

Ground Rent: 368.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313793

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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