

Apartment 117, Waterfront West, Brierley Hill, DY5 1LY
£950 Per Month



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Council Tax Band: D

Nestled in the picturesque area of Waterfront West, Brierley Hill, this splendid flat offers a delightful blend of modern living and serene waterside views. Built in 2016, the property boasts a generous 850 square feet of living space, making it an ideal choice for those seeking comfort and style.

The flat features two large bedrooms, each designed to maximise space and natural light, ensuring a tranquil retreat at the end of the day. The modern bathroom is tastefully appointed.

One of the standout features of this property is its stunning waterside views, which can be enjoyed from various vantage points within the flat. This unique aspect enhances the overall appeal, creating a peaceful atmosphere that is hard to resist.

Additionally, the property includes parking for one vehicle, providing convenience for residents.

With its modern amenities and proximity to Merry Hill shopping centre, as well as the new metro station under construction, this property is not to be missed. Experience the charm of waterfront living in Brierley Hill, where comfort meets convenience.

Deposit - £1095 - Available Immediately

Lounge / Diner

24'3" x 21'3" (7.4 x 6.5)

A large Lounge / Diner / Kitchen area with more than enough space for your living requirements. Lots of natural light come into this room from the two windows.

sink, bath with shower attached, and heated towel rail. A new mirrored wall storage cabinet has just been fitted.

Kitchen

An equipped kitchen with ceramic hob, integrated fridge freezer, integrated washing machine and integrated oven and hood all included.

Bedroom 1

17'0" x 9'10" (5.2 x 3)

Large bedroom with plenty of space for storage and dressing furniture.

Bedroom 2

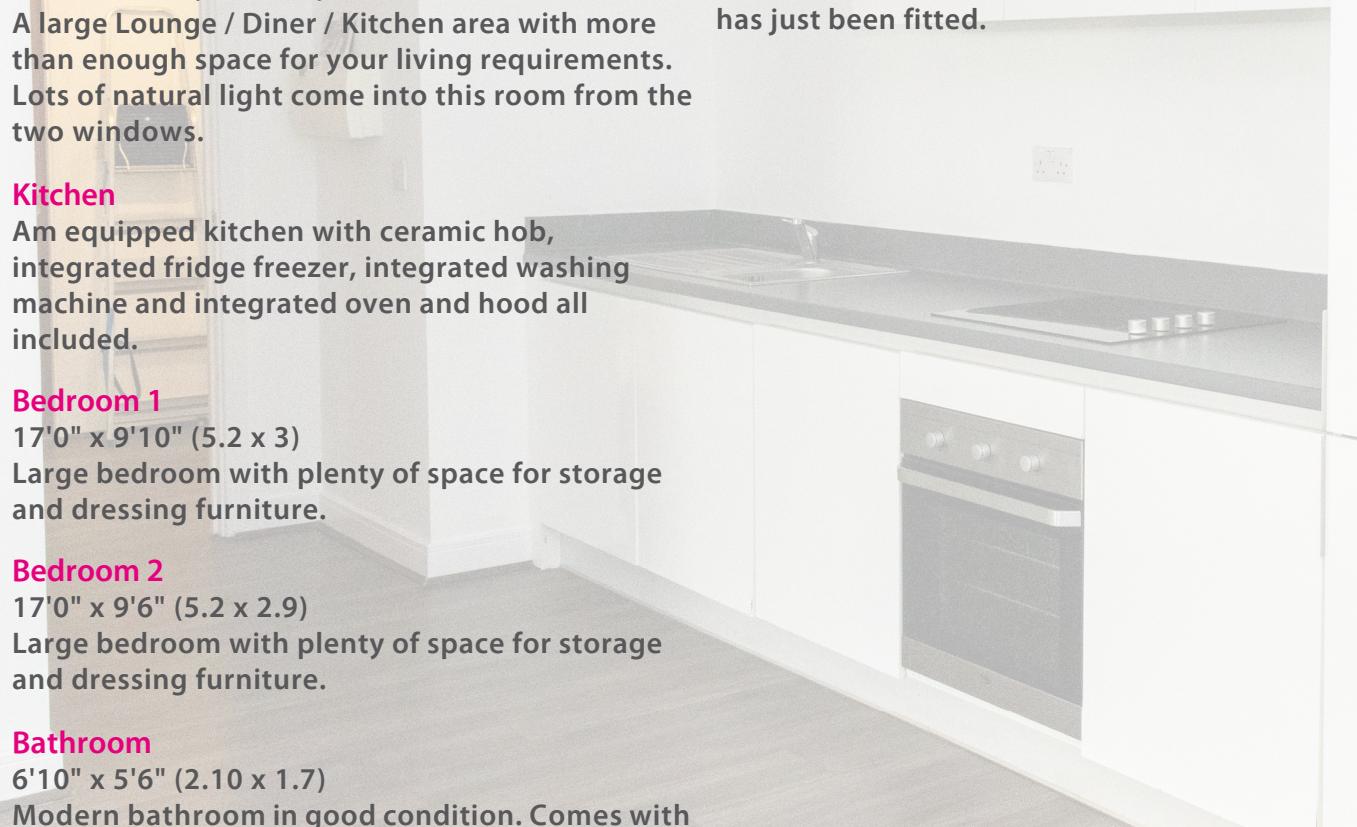
17'0" x 9'6" (5.2 x 2.9)

Large bedroom with plenty of space for storage and dressing furniture.

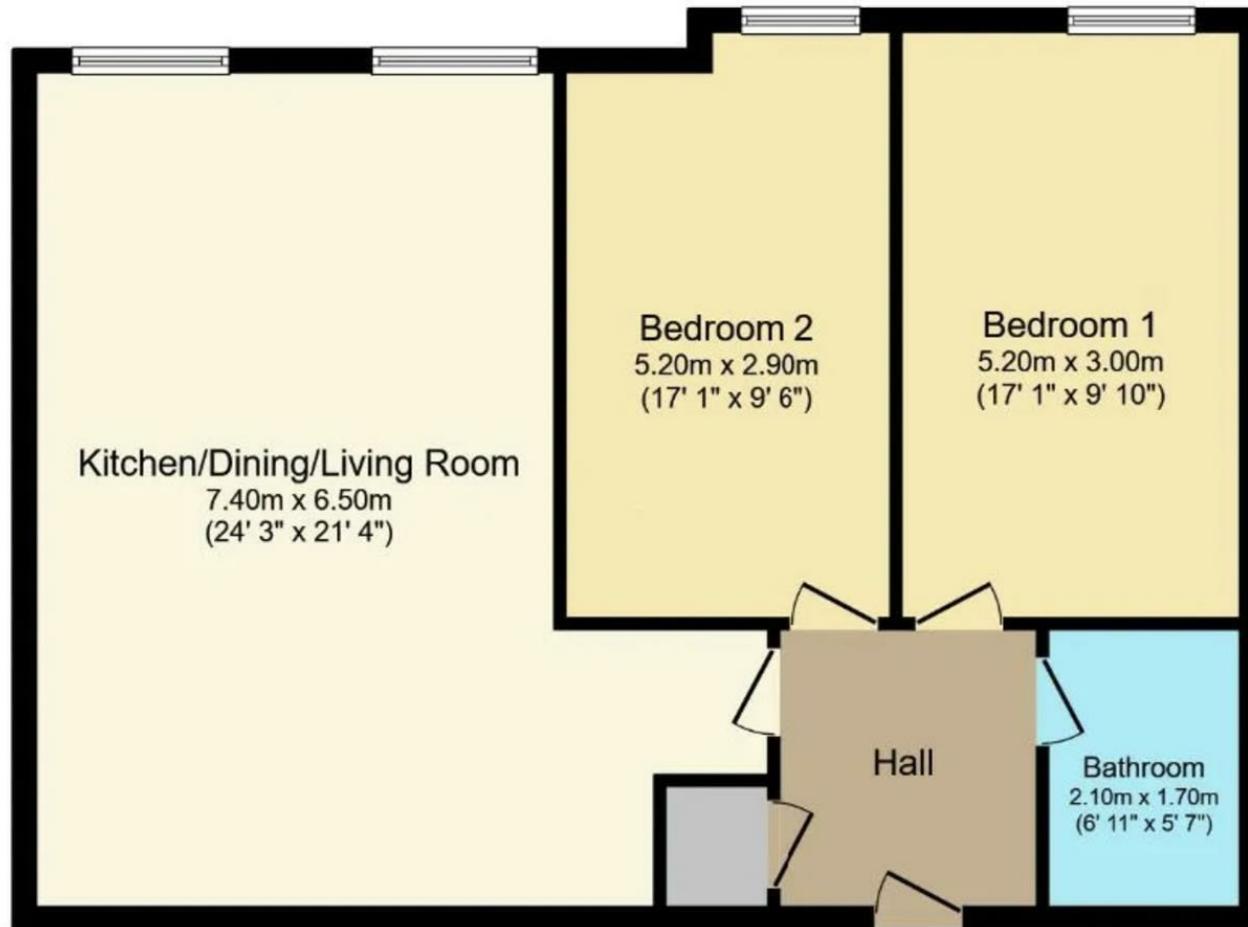
Bathroom

6'10" x 5'6" (2.10 x 1.7)

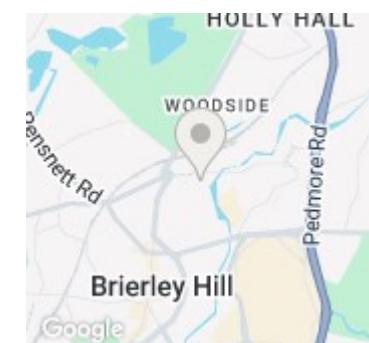
Modern bathroom in good condition. Comes with







Floor Plan
Floor area 80.9 sq.m. (870 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	