

£170,000

FOR SALE



103 Clipper Quay, Derry, BT48 7NR

- FIRST FLOOR 2 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- RIVER VIEWS
- EARLY OCCUPATION
- LIFT ACCESS
- INTERCOM SYSTEM
- ALLOCATED PARKING SPACE
- EPC - C



ACCOMMODATION

HALLWAY

Having wooden floor, storage cupboard.

LOUNGE/KITCHEN/DINING

25'10" x 13'5" (7.87m x 4.09m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge freezer, dishwasher and washer/dryer, ample dining and living space, wooden floor, door to balcony dining with stunning river views.

MASTER BEDROOM

14'6" x 11'0" (to widest points) (4.42m x 3.35m (to widest points))

EN-SUITE

Comprising tiled walk in shower, WHB, WC, tiled walls and floor.

BEDROOM (2)

9'1" x 10'7" (2.77 x 3.233)

Having built in wardrobes with sliding mirror doors, laminate wooden floor.

BATHROOM

Comprising bath with telephone hand shower to taps, WHB, WC, 1/2 tiled walls, tiled floor.

EXTERIOR

Balcony with views over river.
Allocated parking space.

ESTIMATED ANNUAL RATES:

£1466 (SEPTEMBER 2026 APPROX)

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