

FOR SALE BY PRIVATE TREATY

DEV/5122

WATERSEGE, SLIGO ROAD, ENNISKILLEN. BT74 7NY

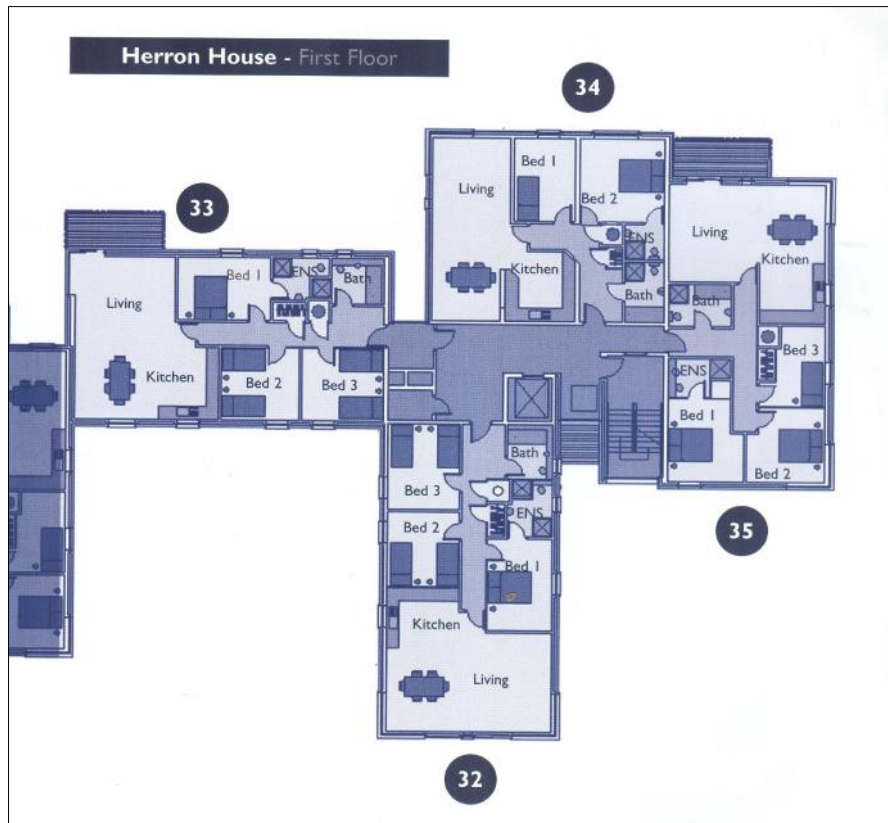
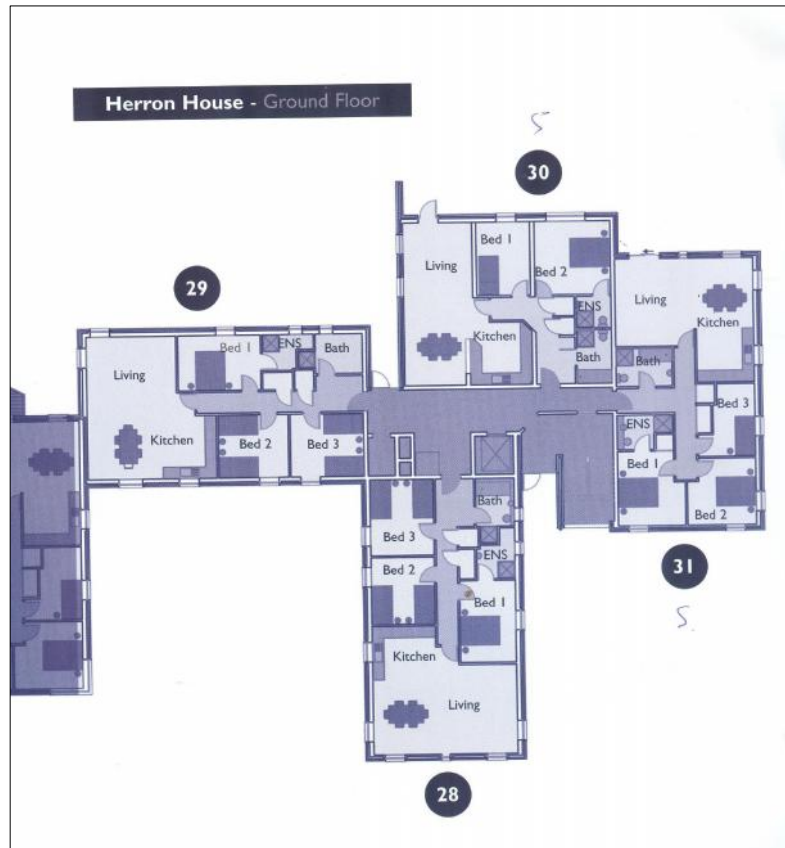


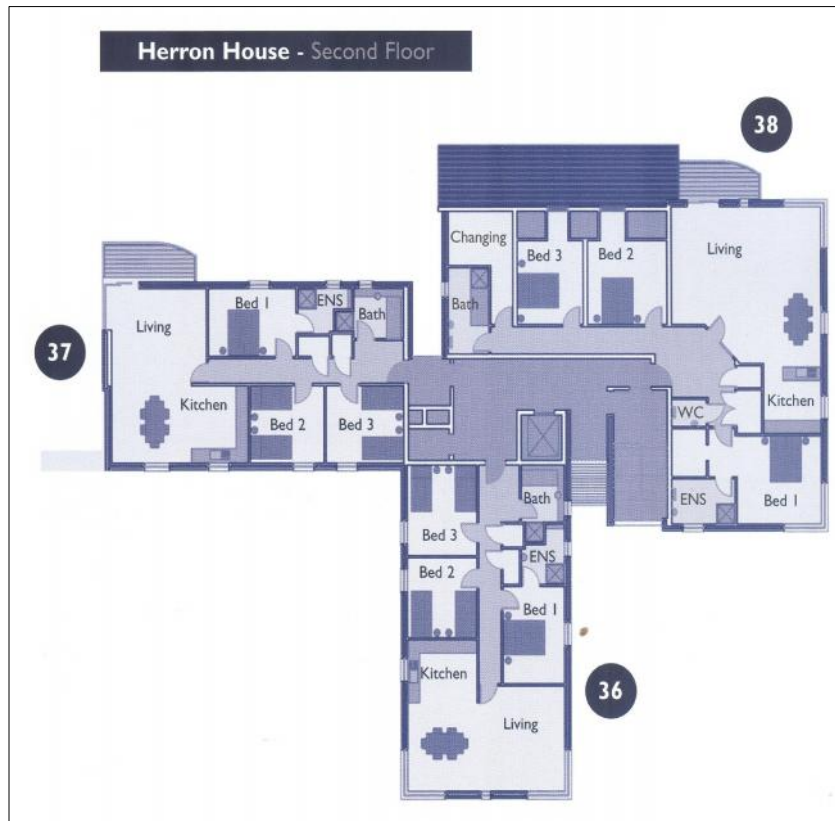
Located on the Sligo Road and overlooking Rossole Lough, Watersedge provides home-makers with an excellent opportunity to purchase a two bedroom (1 remaining) and three bedroom (two remaining) apartments, all within walking distance of Enniskillen's bustling town centre.

All properties provide the highest standards in kitchen and bathroom design. This property offers the very best modern living for those wanting a state-of-the-art lifestyle or those wishing to downsize.

Currently being offered for sale is Herron House which overlooks Rossole Lough. A total of 3 Apartments available over two floors.

Herron House – Layout of Apartments





Fit out specification will include the following in the prices quoted:

- Fitted Kitchen, Oven & Hob, Extractor fan, Fridge Freezer, Washing Machine, Dishwasher & Microwave.
- Bathroom & Ensuite Sanitary Ware.
- Bathroom & Ensuite floors, walls tiled full height.
- Lounge Kitchen, Dining & Hall Floors tiled.
- Bedroom floors to be carpeted.
- Ceilings to have three coats emulsion, all same colour.
- Walls to have three coats emulsion, all same colour.
- All Apartments have containment for CAT5 Cabling.
- American White Oak Skirting Board/Architrave.
- Internal Doors - American White Oak Veneer.
- Heating & Cooking on hob by Calor Gas - Boiler can be programmed for hot water only.
- **NOTE** - These Prices do not include Gas fire, furniture, TV or Music Centre.

- Maintenance of lawns, shrubs, building insurance, cleaning of foyer, maintenance of lifts and windows will be managed by company already set up for this purpose only and run by the owners themselves. An estimate cost will be around £14.00 per week to be decided annually by owners themselves.

EPC - PENDING

Current Annual Rates: Not yet assessed

Viewing by appointment with agent.

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.