

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£125,000

FOR SALE



15 Sandale Park, Derry, BT48 8NR

- SECOND FLOOR APARTMENT
- 2 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- COMMUNAL PARKING TO FRONT
- EPC RATING - C

VIEWING STRICTLY BY APPOINTMENT ONLY

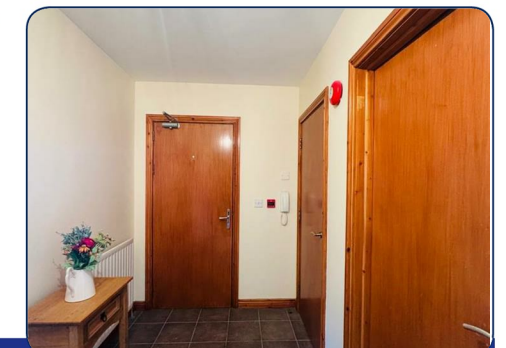
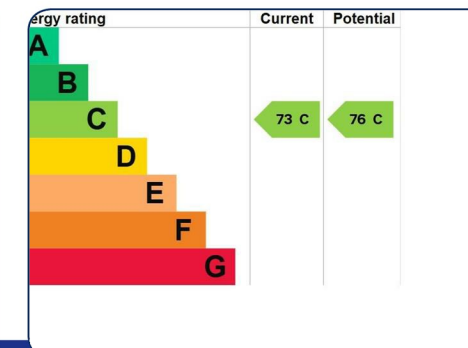
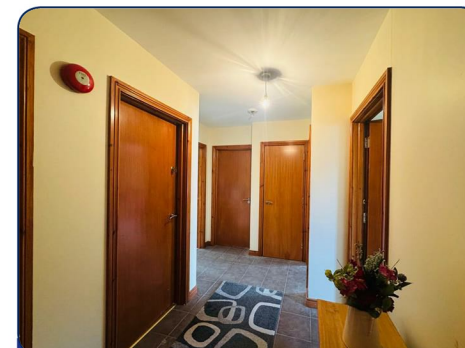
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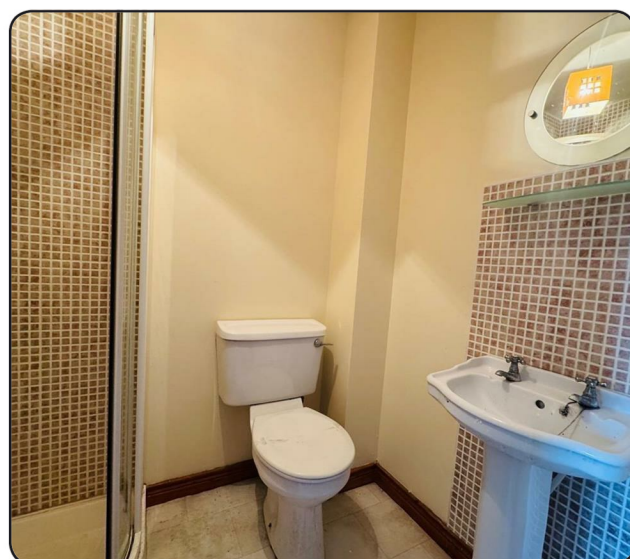
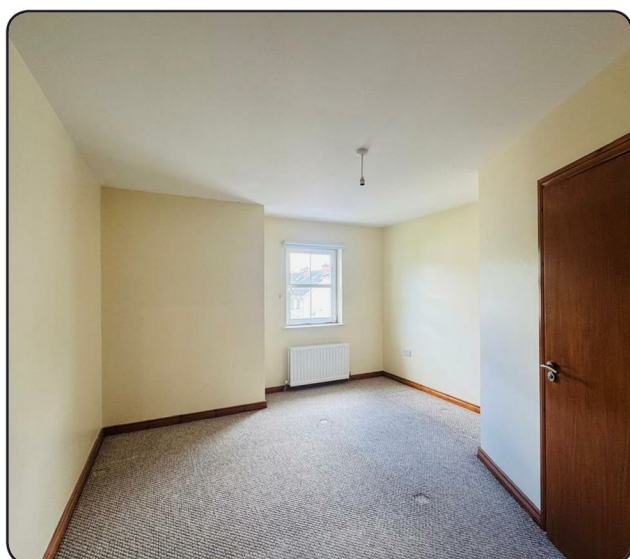
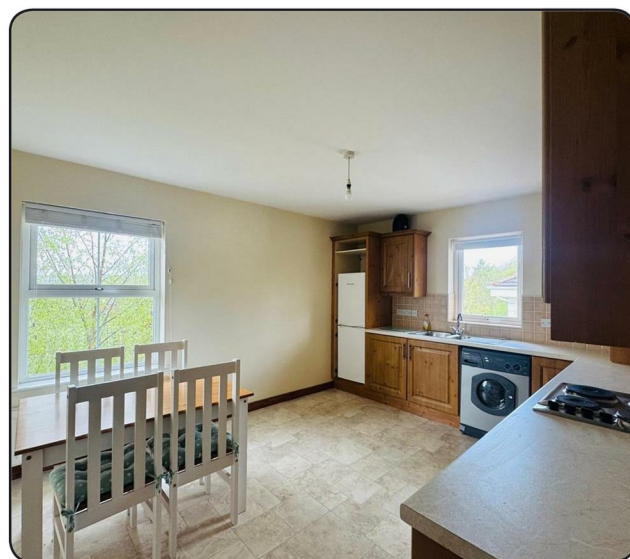
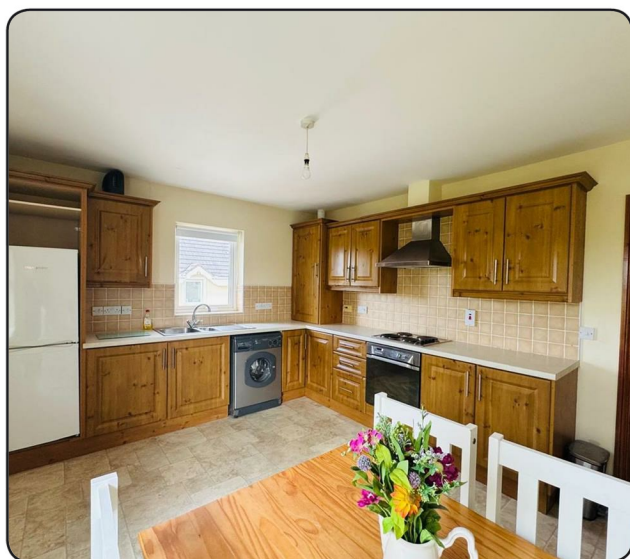
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALLWAY

Having storage cupboard, cloaks cupboard and tiled floor.

### LOUNGE

14'7 x 14'5 (4.45m x 4.39m)

Having ornamental fireplace, dual aspect.

### KITCHEN

13'10 x 11'2 (4.22m x 3.40m)

Having eye and low level units, tiling between units, hob, under oven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, tiled floor

### MASTER BEDROOM

13'1 x 12'4 (to widest points) (3.99m x 3.76m (to widest points))

### EN-SUITE

Comprising tiled walk in shower, WHB, WC.

### BEDROOM (2)

13'5 x 9'1 ( to widest points) (4.09m x 2.77m ( to widest points))

Having laminated wooden floor.

### BATHROOM

Bathroom comprising bath, tiled walk in shower, WHB, Wc.

### ESTIMATED ANNUAL RATES

£977.00 (May 2026)