

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£130,000

**FOR SALE**



**4 Woodside Heights, Derry, BT47 2LQ**

- FIRST FLOOR APARTMENT
- PROVISION FOR GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRENCH DOORS
- INTERCOM SYSTEM
- EXCELLENT VIEWS OVER CITY
- COMMUNAL PARKING
- EPC RATING -
- SOLD AS SEEN

**VIEWING STRICTLY BY APPOINTMENT ONLY**

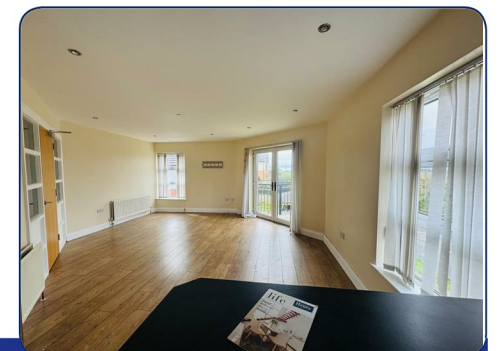
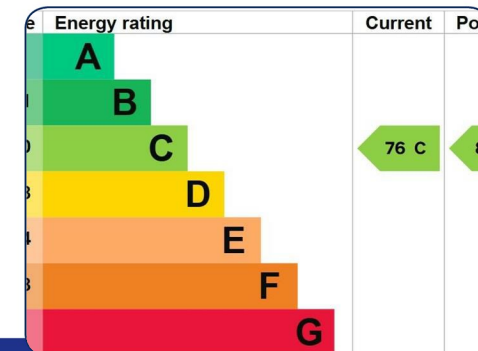
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## ACCOMMODATION

### HALLWAY

Having storage cupboard and tiled floor.

### LOUNGE/KITCHEN/DINING

30' x 17'2" wp (9.14m x 5.23m wp)

Lounge area having recessed lighting, laminated wooden floor, door to balcony.

Kitchen area having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, recessed lighting, tiled floor.

### BEDROOM 1

14'2" x 11'7" wp (4.32m x 3.53m wp)

### BEDROOM 2

12'7" x 12'4" (3.84m x 3.76m)

### BATHROOM

Comprising bath with shower attachment to taps, whb with mixer taps, wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Communal parking.

### ESTIMATED ANNUAL RATES

£1466.00 (APRIL 2026)

