028 71 342 333

www.montgomerymccleery.com

Herbert. D. Montgomery *M.R.I.C.S.*, F.N.A.E.A., M.A.R.L.A Estate Agents & Valuers Managing Agents

The Property and Rental Specialists

For Sale

82 DUKE STREET LONDONDERRY BT47 6DO

Telephone: (028) 7134 2333

E-mail: in-

fo@montgomerymccleery.com www.montgomerymccleery.com



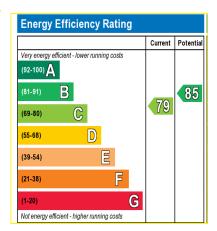
404 Clipperquay, Strand Rd, Cityside

This beautiful one bedroom, 4th floor apartment is located in a popular area on the Strand Road with views of the River Foyle. The property benefits from its convenient location being within walking distance to Magee College, Derry City centre and many other local amenities. There is a

multi storey car-park and the property has gas central heating with a very good EPC. The property is currently tenanted and may interest investors seeking an immediate return on investment.

Features:

- River view apartment
- Gas central heating
- Very desirable area
- Central location just off the Strand Road
- A variety of local amenities
- On site parking



ASKING PRICE: £117,500

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT OFFICE.

Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and inquirers are recommended to satisfy themselves regarding these details which are given on the understanding that they do not form part of any contract.



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For Sale

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 $fo@montgomerymccleery.com\\www.montgomerymccleery.com$

Layout

Hallway Having 2 storage cupboards	1.2m x 2.1m
Master bedroom	2.7m x 5.5m
Living area leading to balcony	5.1m x 4.6m
Kitchen area	4.0m x 2.0m
Bathroom	2.1m x 2.6m





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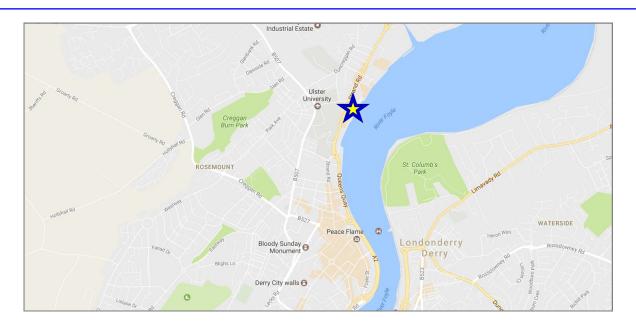
For Sale

82 DUKE STREET LONDONDERRY BT47 6DQ

Telephone: (028) 7134 2333

E-mail: in-

fo@montgomerymccleery.com www.montgomerymccleery.com



Location

Agent details:

Montgomery & Mc Cleery Estate Agents 82 Duke Street Londonderry BT47 6DQ Info@montgomerymccleery.com

<u>Rates</u> = £938*

Service charges

 $\pounds 1100 Annum \\ \text{(contact Management company for confirmation)}$

Title:

Awaiting solicitors confirmation

Asking price: £117,500

*Rates information is provided for guidance purposes only, as the information source is subject to change. Please check the LPSNI website for further details.

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