

**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*

82 DUKE STREET  
LONDONDERRY  
BT47 6DQ

**For Sale**

Telephone: (028) 7134 2333  
E-mail: info@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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**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.

**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*

82 DUKE STREET  
LONDONDERRY  
BT47 6DQ

Telephone: (028) 7134 2333  
E-mail: [info@montgomerymccleery.com](mailto:info@montgomerymccleery.com)  
[www.montgomerymccleery.com](http://www.montgomerymccleery.com)

**For Sale**

Layout

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



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.



**Montgomery & McCleery**  
ESTATE AGENTS

028 71 342 333

[www.montgomerymccleery.com](http://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*

82 DUKE STREET  
LONDONDERRY  
BT47 6DQ

Telephone: (028) 7134 2333  
E-mail: [info@montgomerymccleery.com](mailto:info@montgomerymccleery.com)  
[www.montgomerymccleery.com](http://www.montgomerymccleery.com)

**For Sale**



Location

**Agent details:**

**Montgomery & Mc Cleery Estate Agents**  
82 Duke Street  
Londonderry  
BT47 6DQ  
[Info@montgomerymccleery.com](mailto:Info@montgomerymccleery.com)

**Rates = £938\***

**Service charges**

**£1100Annum**  
(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.

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.