

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£134,950

FOR SALE



503 Clipper Quay, Derry/Londonderry, BT48 7NR

- 2 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- VIEWS OVER RIVER
- CLOSE TO SHOPS, SCHOOLS, CHURCHES ETC
- EPC RATING C

VIEWING STRICTLY BY APPOINTMENT ONLY

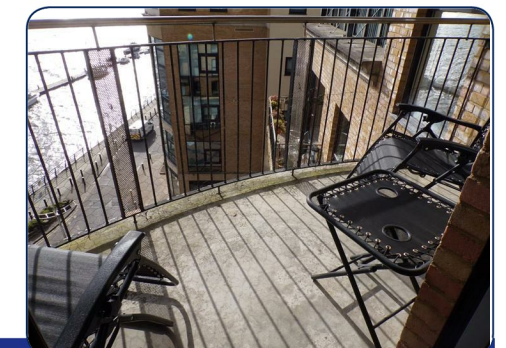
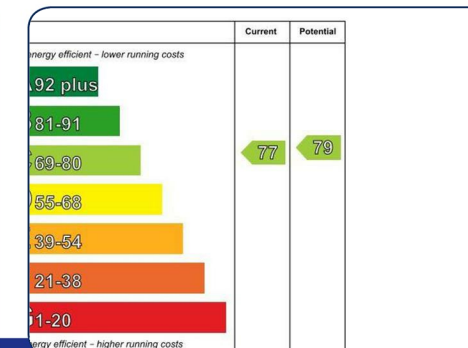
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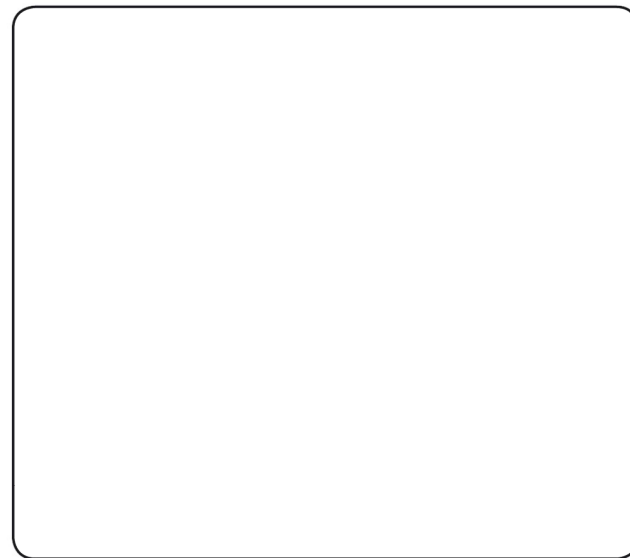
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be 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

HALL

Having airing cupboard, cloaks cupboard.

LOUNGE/DINING

29' x 20' (to widest points) (8.84m x 6.10m (to widest points))

Having eye and low level units, hob, oven, stainless steel extractor hood, integrated fridge/freezer, integrated washer/dryer, plumbed for dishwasher, breakfast bar, dining space, door to balcony.

BEDROOM (1)

12'1" x 9'5" (3.68m x 2.87m)

EN SUITE

Comprising of tiled walk in shower, WHB, WC.

BEDROOM (2)

13'6" x 9" (to widest points) (4.11m x 2.74m (to widest points))

BATHROOM

Comprising of bath, WHB, WC, part tiling around bath.