



**Agent:**

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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.
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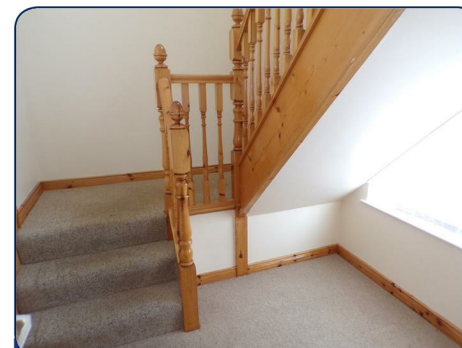
£85,000

# FOR SALE

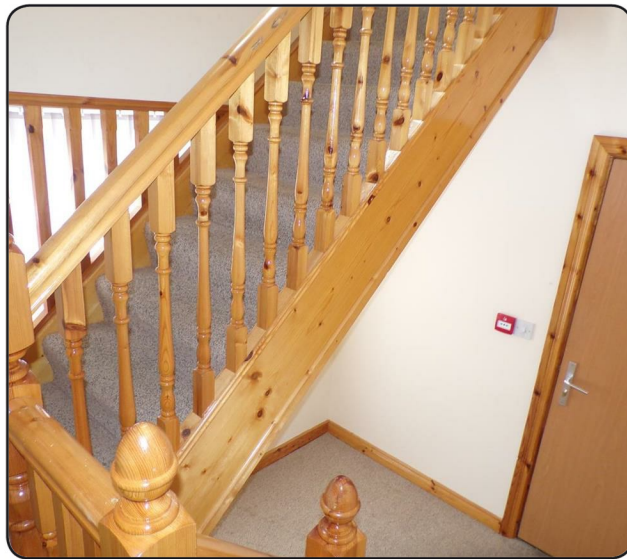


95 Ard Grange, Derry/Londonderry, BT48 0SG

- FIRST FLOOR APARTMENT
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- EPC RATING C
- SOLD AS SEEN







## ACCOMMODATION

### HALLWAY

### STAIRS LEADING TO LANDING

### HALLWAY

Having cupboard, laminated wooden floor.

### LOUNGE

14'3" x 12'7" (to widest points) (4.34m x 3.84m (to widest points))

Having fireplace, laminated wooden floor.

### KITCHEN

10'3" x 8'7" (3.12m x 2.62m)

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

### BEDROOM (1)

11'11" x 9'7" (3.63m x 2.92m)

Having built in mirrored sliding wardrobe.

### ENSUITE

Comprising of fully tiled walk in electric shower, WC, WHB with tiling around, recessed lighting, extractor fan, tiled floor.

### BEDROOM (2)

11'11" x 9'4" (3.63m x 2.84m)

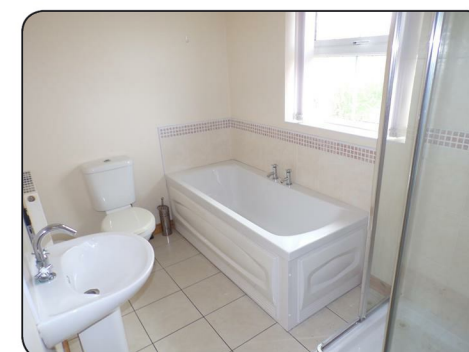
Having built in mirrored sliding wardrobe.

### BATHROOM

Comprising of bath with tiling around, WHB with tiling around, WC, fully tiled walk in shower, recessed lighting, extractor fan, tiled floor.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £746.90 (June 2019)



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