

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£65,000

FOR SALE



37 Knockalla Park, Derry/Londonderry, BT48 8LT

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

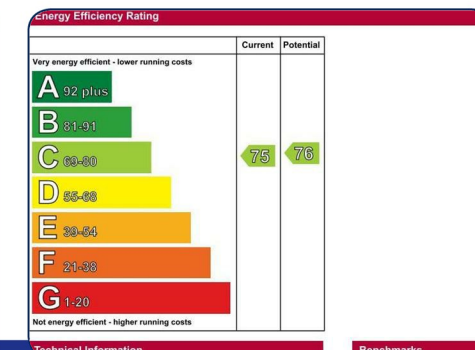
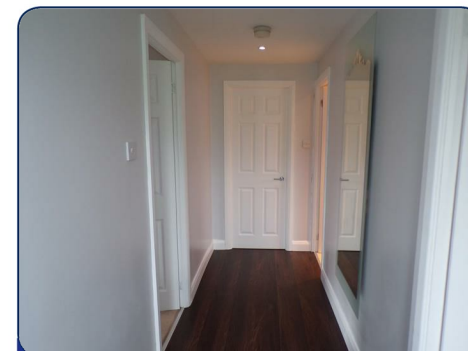
- FIRST FLOOR 2 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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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 recessed lighting, laminated wooden floor.

LOUNGE

13' x 12'8" (3.96m x 3.86m)

Having recessed lighting, ceiling cornicing, laminated wooden floor, open plan to Kitchen.

KITCHEN

13'2" x 9' (to widest points) (4.01m x 2.74m (to widest points))

Having range of eye and low level units, tiling between units, matching pelmet over window and extractor hood, 1 1/2 bowl stainless steel sink unit, hob, space for fridge/freezer, plumbed for washing machine, breakfast bar, built in cupboard, laminated wooden floor.

BEDROOM (1)

12'9" x 10'5" (3.89m x 3.18m)

Having built in shelving, hanging space, recessed lighting, ceiling cornicing.

BEDROOM (2)

9'3" x 7'8" (2.82m x 2.34m)

Having laminated wooden floor.

BATHROOM

Comprising of fully tiled walk in shower, bath, WHB set in vanity units, WC, recessed lighting, fully tiled walls and floor.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £470.95 (Aug 2019)