

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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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.
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.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

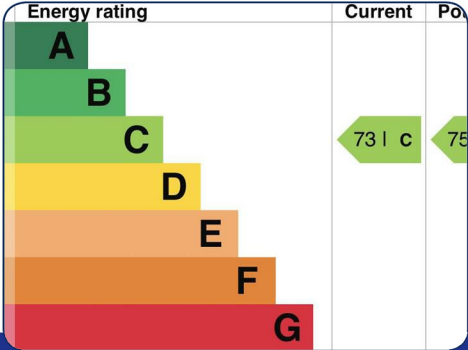
£159,500

FOR SALE

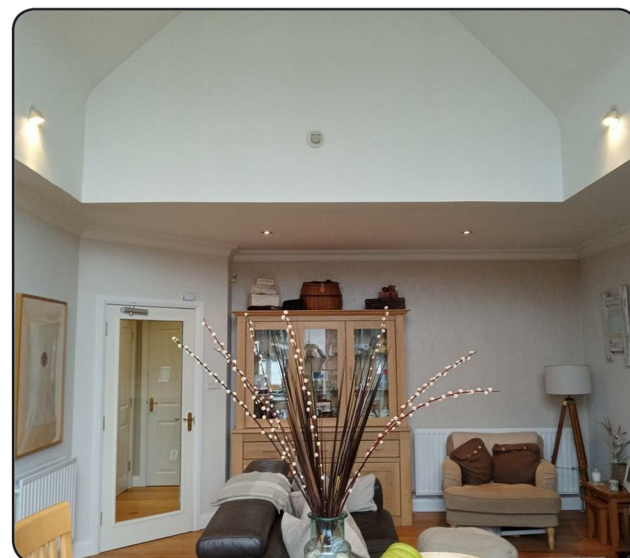
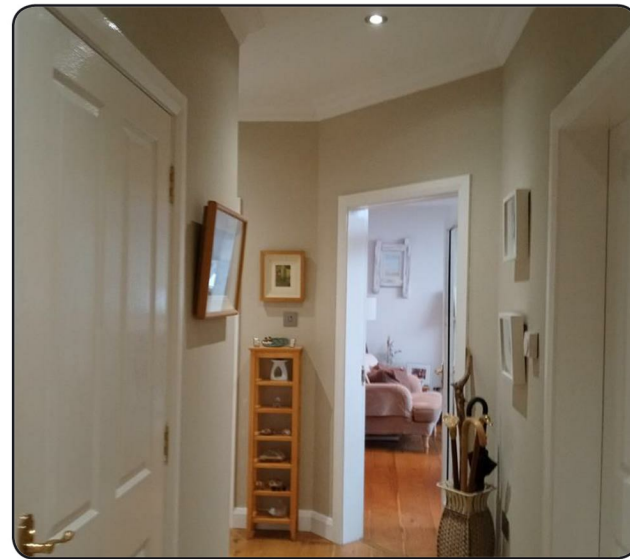
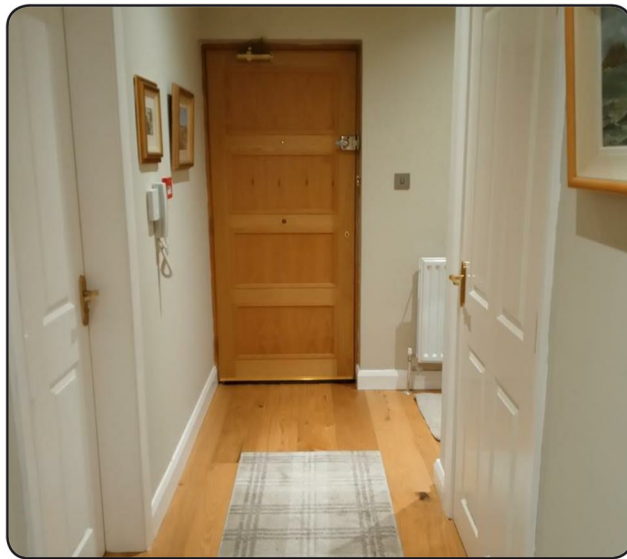


91 Waterfoot Park, Derry/Londonderry, BT47 6SX

- PENTHOUSE 2 BED APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- INTERCOM ENTRANCE SYSTEM
- COMMUNAL LIFT
- SOUTH FACING
- EPC RATING- C



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ACCOMMODATION

HALL

Having semi-solid wooden floor, two cloaks cupboards, airing cupboard, ceiling cornicing, glass door to Lounge/Dining/Kitchen

LOUNGE/DINING/KITCHEN

26'10" x 17'11" to widest points (8.18m x 5.46m to widest points)

Having attractive fireplace with gas inset, ceiling cornicing, recessed lighting, semi-solid wooden floor, French doors to balcony. Dining space.

Kitchen area having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, under-oven, integrated fridge freezer and dishwasher, plumbed for washing machine, ceiling cornicing, tiling between units, recessed lighting, semi-solid wooden floor.

MASTER BEDROOM

14'11" x 11'11" (4.55m x 3.63m)

Having laminated wooden floor

ENSUITE

Comprising fully tiled walk in electric shower, WHB, WC, fully tiled walls and floor, recessed lighting.

BEDROOM (2)

11'3" x 10'5" (3.44 x 3.2)

BATHROOM

Comprising bath with telephone hand shower to taps, fully tiled walk in shower, WHB set in vanity unit, WC, part tiling around bath.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1341.62 (Jan 2021)

