

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£124,950

FOR SALE



82 Glenvale Park, Derry, BT48 0GB

VIEWING STRICTLY BY APPOINTMENT ONLY

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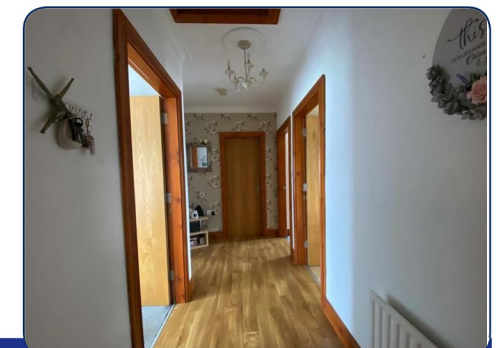
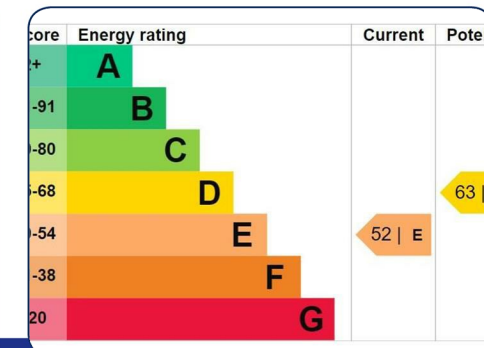
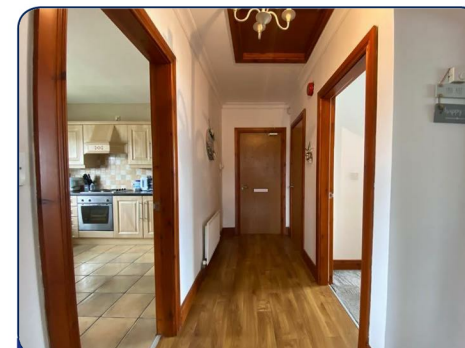
- 2 BED SECOND FLOOR APARTMENT
- GS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- LIFT TO APARTMENTS
- EPC RATING - E



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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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having cloaks cupboard, ceiling cornicing and laminated wooden floor.

LOUNGE

14'8" x 14'1" wp (4.47m x 4.29m wp)

Having ornamental fireplace with tiled inset and hearth, ceiling cornicing, recessed lighting, laminated wooden floor, French doors leading to Juliet balcony.

KITCHEN / DINING AREA

12'2" x 10'11" (3.71m x 3.33m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, integrated fridge / freezer and dishwasher, matching extractor hood and pelmet over window, plumbed for washing machine, ample dining space, tiled floor.

BEDROOM 1

11'2" x 11' (3.40m x 3.35m)

Having range of built in wardrobes.

BEDROOM 2

11'11" x 10'11" (3.63m x 3.33m)

JACK & JILL BATHROOM

Comprising bath, whb and wc, walk in shower, fully tiled walls and floor.

EXTERIOR FEATURES

Communal bin area.

ESTIMATED ANNUAL RATES

£985.30 (MAY 2022)

