

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£210,000

**FOR SALE**



**10 Broomhill Mews, L'Derry, BT47 6WR**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

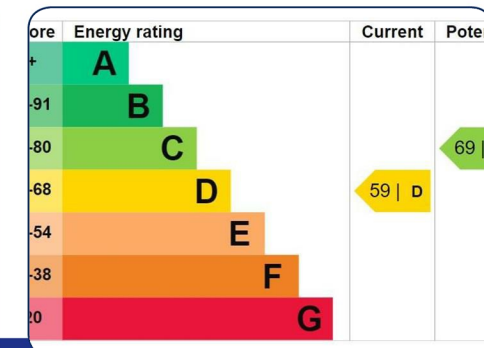


- GROUND FLOOR APARTMENT
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- EPC RATING - D
- DESIGNATED PARKING FOR TWO CARS
- COMMUNAL LAWNS

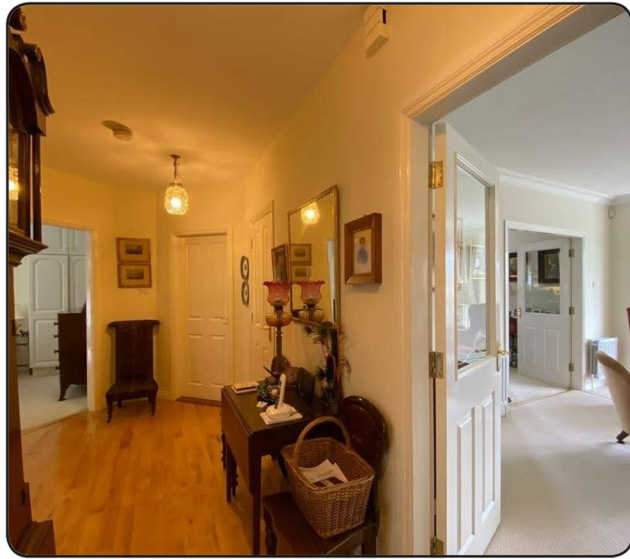
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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**

**COMMUNAL ENTRANCE HALLWAY**

**HALLWAY**

Having walk in cloaks cupboard, hotpress, semi-solid wooden floor, double doors leading to lounge.

**LOUNGE**

20'6" x 15' into bay (6.25m x 4.57m into bay)  
Having magnificent fireplace with gas inset, ceiling cornicing, double doors leading to kitchen / dining area.

**KITCHEN / DINING AREA**

19'10" x 13'9" wp (6.05m x 4.19m wp)  
Having range of eye and low level units, tiling between units, matching pelmet over window, glazed display cupboards, open corner display shelves, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Hotpoint' electric oven, 'Beko' washing machine, spacious dining area, wooden floor to kitchen area, recessed lighting.

**MASTER BEDROOM**

15'1" x 10'4" (4.60m x 3.15m)  
Having built in wardrobes with cupboards over.

**EN-SUITE**

Comprising walk in electric shower, whb and wc, partly tiled walls, tiled floor.

**BEDROOM 2**

15'1" x 10'4" (4.60m x 3.15m)  
Having built in wardrobes with cupboards over.

**BATHROOM**

Comprising bath with shower fitting to taps, walk in electric shower, whb and wc, tiled walls and floor.

**EXTERIOR FEATURES**

Communal lawns.  
Parking for 2 cars.

**ESTIMATED ANNUAL RATES**

£1182.36 (JULY 2022)

