

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£127,500

FOR SALE



69 Glenvale Park, Derry, BT48 0GB

VIEWING STRICTLY BY APPOINTMENT ONLY

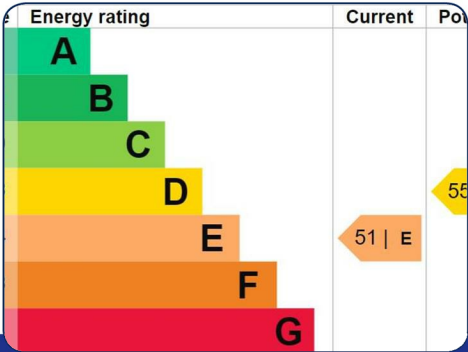
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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
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.

- GROUND FLOOR APARTMENT
- 2 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - E
- COMMUNAL LAWNS AND PARKING



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having cloaks cupboard, ceiling cornicing and laminated wooden floor.

LOUNGE

16'11" x 13'1" wp (5.16m x 3.99m wp)
Having attractive fireplace with gas inset, ceiling cornicing, recessed lighting, laminated wooden floor.

KITCHEN

13'10" x 9'11" (4.22m x 3.02m)
Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit, gas hob, electric underoven, extractor hood, space for fridge/freezer and tumble dryer, plumbed for washing machine, ample dining space, tiled floor.

BEDROOM 1

13'11" x 12'5" wp (4.24m x 3.78m wp)
Having built in wardrobes, headboard and lockers.

BEDROOM 2

11'3" x 10'5" (3.43m x 3.18m)
Having built in wardrobes, headboard and lockers.

BATHROOM

Comprising bath with tiling around, whb set in vanity unit, wc, fully tiled walk in shower, tiled floor.

EXTERIOR FEATURES

Communal parking.
Communal lawns.

ESTIMATED ANNUAL RATES

£985.30 (AUG 2022)

