

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£67,500

FOR SALE



2 Moymore Place, Strathfoyle, BT47 6XR

VIEWING STRICTLY BY APPOINTMENT ONLY

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- FIRST FLOOR APARTMENT
- 2 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- MOSTLY WOODEN FLOORS
- 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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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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THE PROPERTY COMPRISES:

ACCOMMODATION

LANDING

Having cloaks cupboard and laminated wooden floor.

LOUNGE

14'10" x 12'2" (4.52m x 3.71m)

Having tiled fireplace, hotpress, laminated wooden floor.

KITCHEN / DINING AREA

10'10" x 9'3" (3.30m x 2.82m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, wired for cooker, space for fridge / freezer, plumbed for washing machine, tiled floor.

BEDROOM 1

13'7" x 9'11" (4.14m x 3.02m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

9'4" x 7' (2.84m x 2.13m)

Having built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, whb with tiling around, wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Concrete yard to side.

Access to mews.

ESTIMATED ANNUAL RATES

£443.39 (NOV 2022)

