



## 147 Ardgrange, Londonderry, BT48 0SQ

Asking Price £117,500

- 2 Bedroom Apartment
- Gas fired central heating
- Excellent condition
- New Flooring and blinds
- Views across the City

## Directions

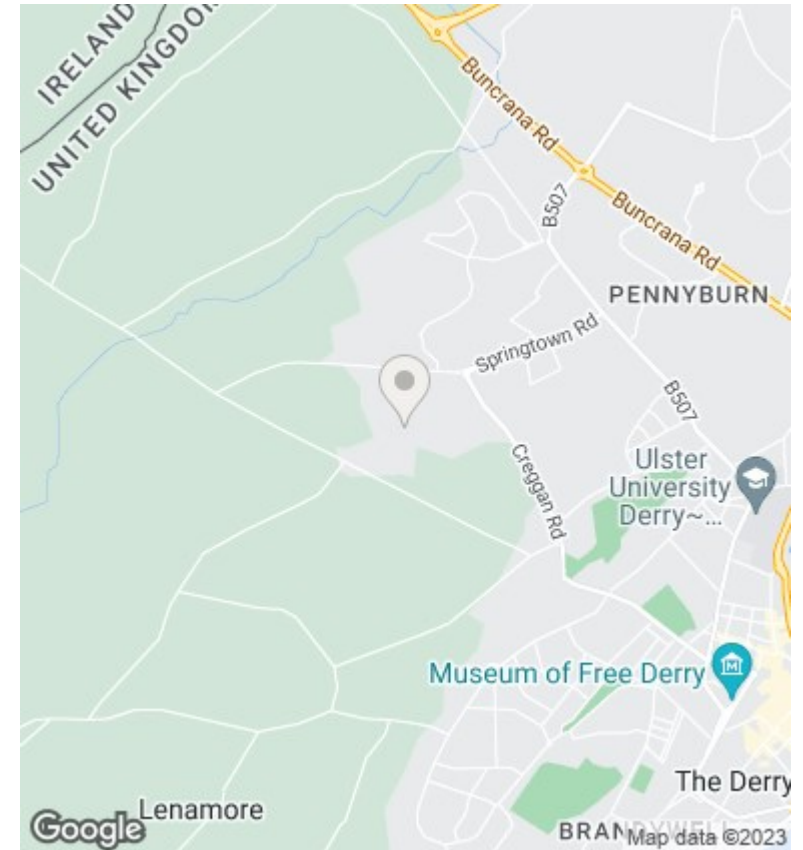
Ardgrange is set off Creggan Road at the top of Foyle Springs.

## Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	