

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£137,500

**FOR SALE**



**70 Glenvale Park, Derry, BT48 0GB**

- FIRST FLOOR APARTMENT
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LIFT ACCESS
- SECURITY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- COMMUNAL LAWN
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

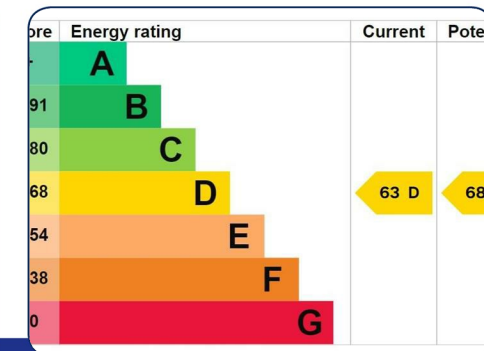
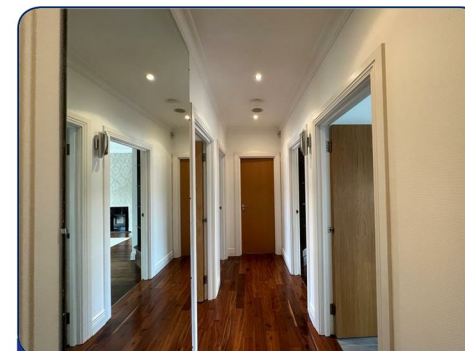
Agent:



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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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
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**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard, ceiling cornicing, recessed lighting, Walnut wooden floor.

**LOUNGE**

17' x 13'7" (5.18m x 4.14m)

Having gas stove, dual aspect, recessed lighting, wooden floor, doors leading to Juliet balcony, feature glass wall to Kitchen.

**KITCHEN**

13'11" x 9'10" (4.24m x 3.00m)

Having excellent range of eye and low level units, stainless steel sink set in granite worktop, window pelmet with lighting, 'Bosch' hob, 'Smeg' underoven, stainless steel extractor hood, integrated fridge / freezer, dishwasher and washer/dryer, ample dining space, recessed lighting, tiled floor.

**BEDROOM 1**

15'7" x 12'8" (4.75m x 3.86m)

Having his and hers wash hand basin set in vanity unit with additional storage. Range of built in wardrobes and lockers, wooden floor.

**BEDROOM 2**

12'7" x 11'4" (3.84m x 3.45m)

Having range of built in wardrobes, drawers and lockers, wooden floor.

**BATHROOM**

Comprising bath with shower fitting to taps, fully tiled walk in electric shower, whb set in vanity unit, wc, feature glass wall with feature lighting, chrome radiator, tiled floor.

**EXTERIOR FEATURES**

Communal lawn.

**ESTIMATED ANNUAL RATES**

£1054.80 (MAY 2023)

