

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£129,950

FOR SALE



7 Glenvale Park, Derry, BT48 0GA

VIEWING STRICTLY BY APPOINTMENT ONLY

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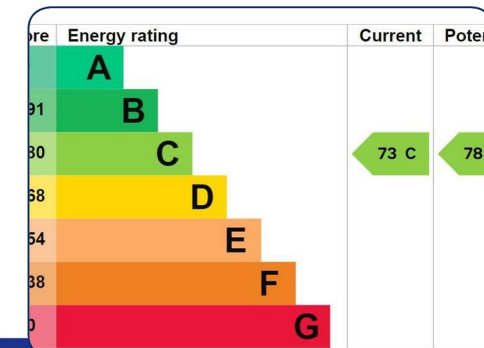
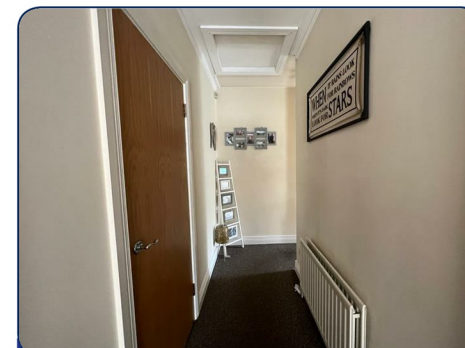
- FIRST FLOOR APARTMENT
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED



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.
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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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having cloaks cupboard and ceiling cornicing.

LOUNGE

15'5" x 12' (4.70m x 3.66m)

Having fireplace, ceiling cornicing, recessed lighting, doors leading to Juliet balcony.

KITCHEN

14' x 9'4" (4.27m x 2.84m)

Having eye and low level units, tiling between units, matching extractor canopy and pelmet over window, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, plumbed for washing machine and dishwasher, space for fridge/freezer, dining space, tiled floor.

BEDROOM 1

13' x 12'5" (3.96m x 3.78m)

Having built in wardrobe.

BEDROOM 2

12'2" x 11'8" (3.71m x 3.56m)

Having built in wardrobes.

BATHROOM

Comprising bath, whb and wc, walk in shower with PVC cladding to walls.

EXTERIOR FEATURES

Parking to front.

ESTIMATED ANNUAL RATES

£1054.80 (JULY 2023)

