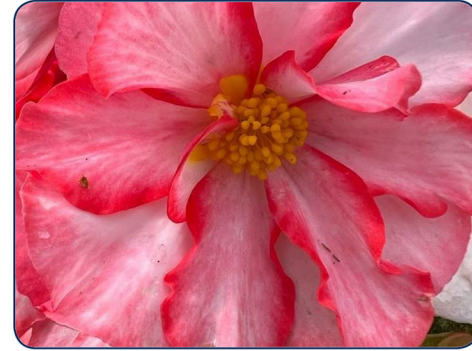


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£99,950

**FOR SALE**



**22 Pinetrees, Derry, BT48 8PL**

- GROUND FLOOR APARTMENT
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & FRENCH DOORS
- COMMUNAL GARDENS
- EARLY OCCUPATION AVAILABLE
- EPC RATING - C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

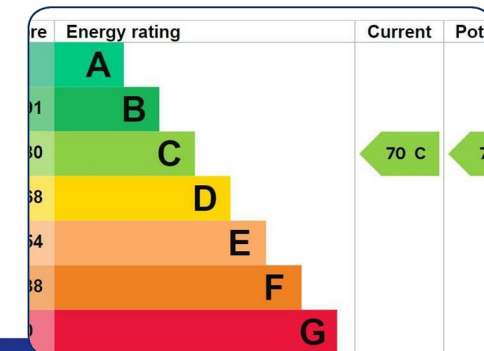
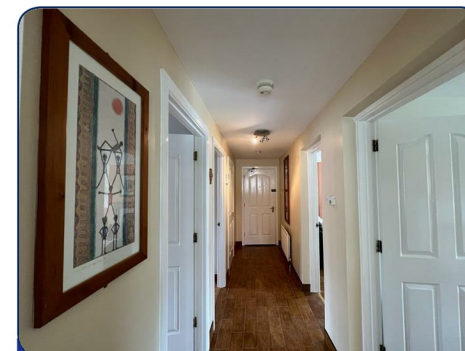
**Agent:** Daniel Henry (Cityside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 028 7134 7539  
 cityside@danielhenry.co.uk  
 www.danielhenry.co.uk



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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.

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard and tiled floor.

#### LOUNGE

16'5" x 15'1" wp (5.00m x 4.60m wp)

Having fireplace with gas inset, tiled floor, French doors leading to rear.

#### KITCHEN / DINING AREA

13' x 9'6" (3.96m x 2.90m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge / freezer, plumbed for washing machine, space for tumble dryer, dining space, tiled floor.

#### BEDROOM 1

13'3" x 10'2" wp (4.04m x 3.10m wp)

Having built in wardrobes and laminated wooden floor.

#### BEDROOM 2

13'2" x 10'7" wp (4.01m x 3.23m wp)

Having built in wardrobes and laminated wooden floor.

#### BATHROOM

Comprising bath, walk in tiled electric shower, whb and wc, 1/2 tiled walls, tiled floor.

#### EXTERIOR FEATURES

Communal lawns.

#### ESTIMATED ANNUAL RATES

£922.95 (AUG 2023)

