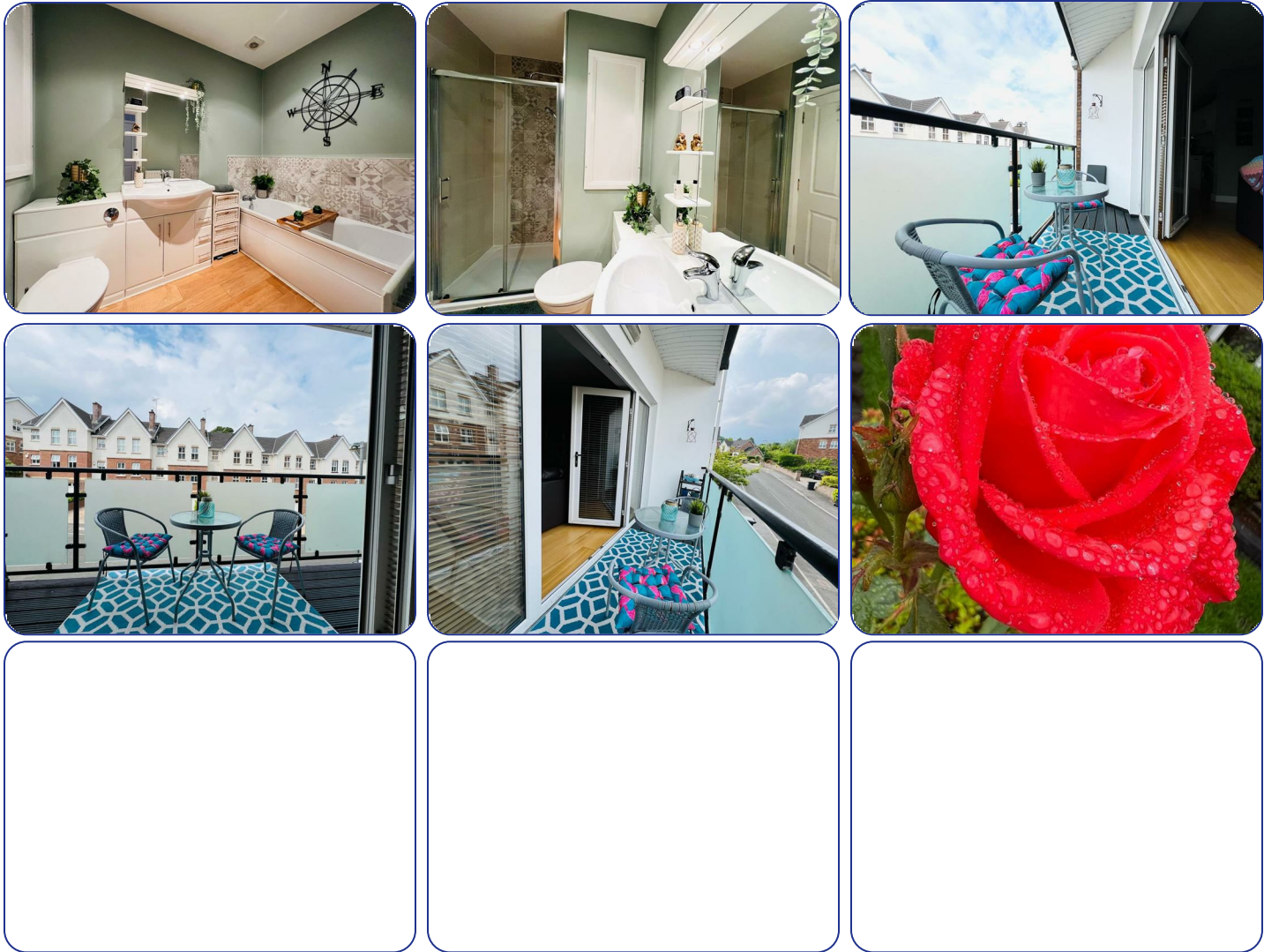


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

Daniel Henry
ESTATE AGENTS

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.
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.

Daniel Henry
ESTATE AGENTS

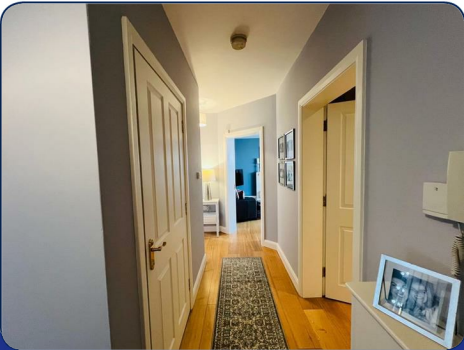
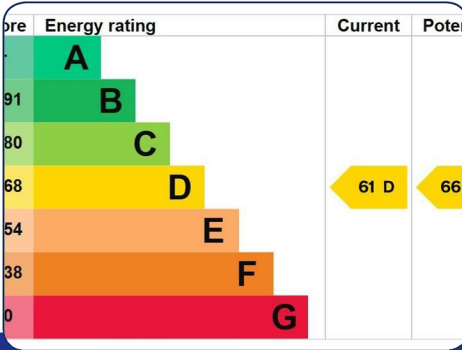
£190,000

FOR SALE



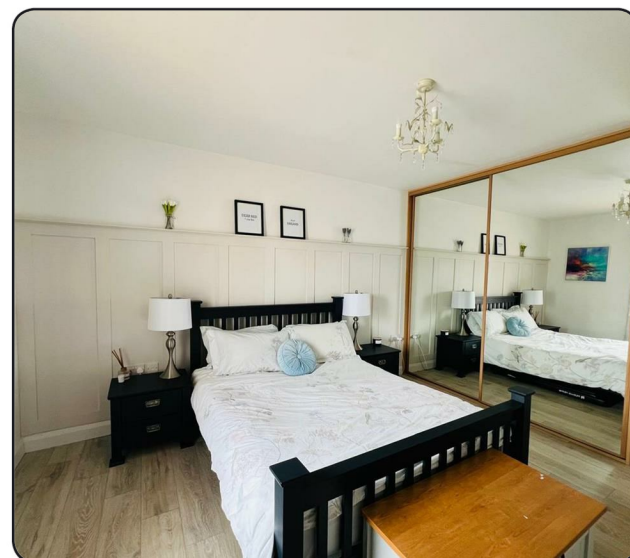
52 Waterfoot Park, L'Derry, BT47 6SW

- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BALCONY
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- INTERCOM ACCESS
- COMMUNAL PARKING
- LIFT TO ALL FLOORS



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ACCOMMODATION

HALLWAY

Having three storage cupboards, wooden floor, glazed door to Lounge.

LOUNGE / KITCHEN / DINING AREA

26'10" x 18'1" wp (8.18m x 5.51m wp)

Having attractive fireplace with gas fire, wooden floor. French doors to Balcony, Kitchen area having range of eye and low level units with concealed lighting under, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, plumbed for washer/dryer, integrated fridge/ freezer and dishwasher, recessed lighting, dining space.

MASTER BEDROOM

14'9" x 11'8" wp (4.50m x 3.56m wp)

Feature panelling on headboard wall, built in wardrobes with sliding mirrored doors, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

11'3" x 10'4" (3.43m x 3.15m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising bath with tiling around, fully tiled walk in shower, whb set in vanity unit, wc, recessed lighting, wooden floor.

EXTERIOR FEATURES

Balcony.

ESTIMATED ANNUAL RATES

£1333.44 (MAY 2024)

