

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£130,000

**FOR SALE**



**16 Star Factory Apartment, Derry, BT48 6AX**

- 2 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- LIFT TO ALL FLOORS
- VIEWS OVER RIVER
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

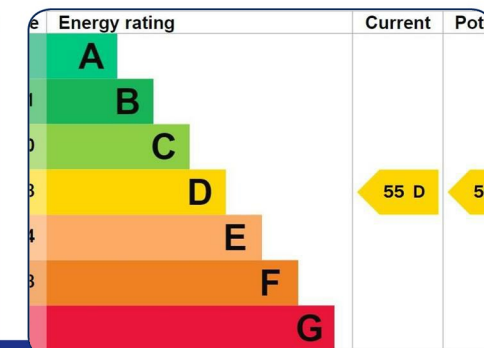
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THE PROPERTY COMPRISES:

**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard and tiled floor.

**LOUNGE / KITCHEN AREA**

21'4" x 12'4" (6.50m x 3.76m)

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

**BEDROOM 1**

12'6" x 10' wp (3.81m x 3.05m wp)

Having tiled floor.

**BEDROOM 2**

9'9" x 8'10" (2.97m x 2.69m)

Having tiled floor.

**BATHROOM**

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

**EXTERIOR FEATURES**

Communal parking.

**ESTIMATED ANNUAL RATES**

£1000.08 (JULY 2024)

