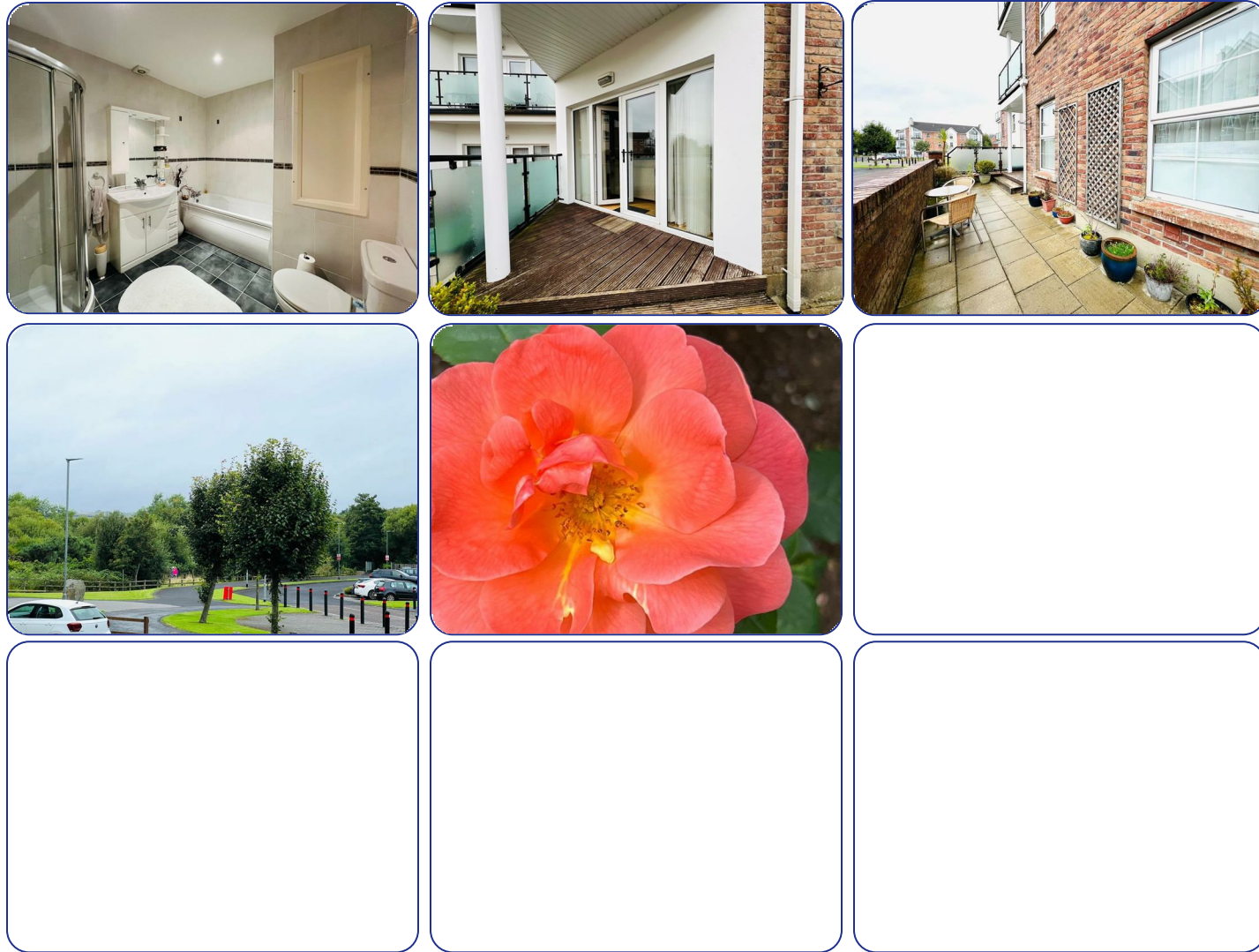


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



- 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.

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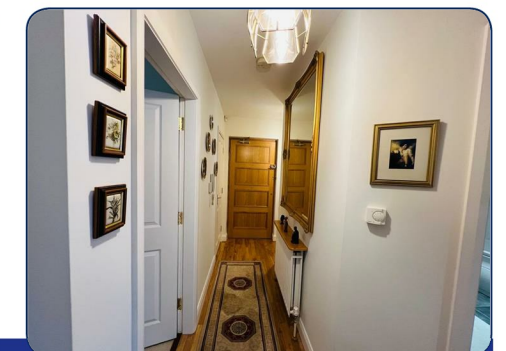
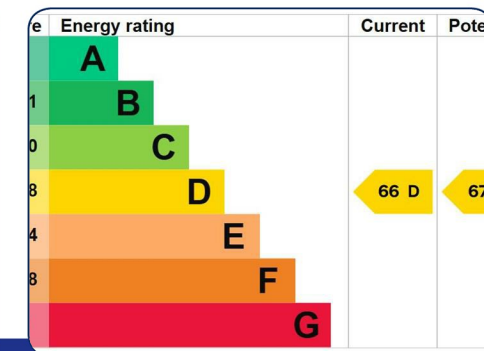
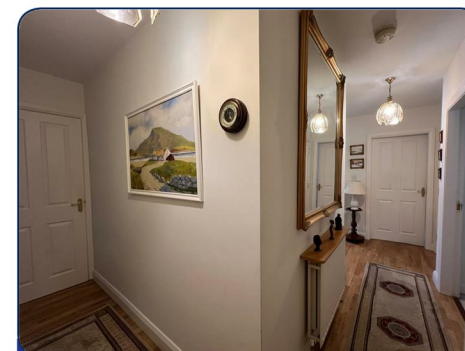
£225,000

FOR SALE

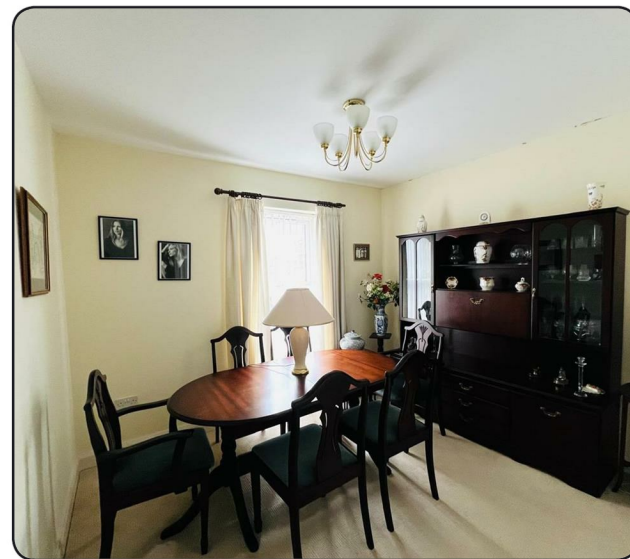
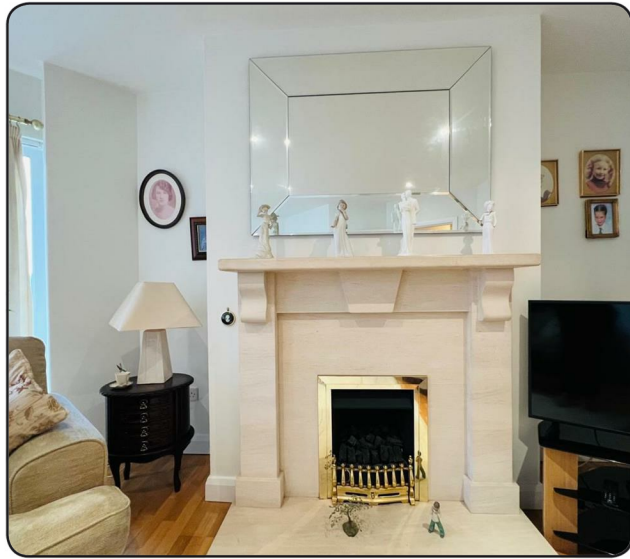


48 Waterfoot Park, L'derry, BT47 6SW

- GROUND FLOOR 3 BEDROOM APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM ENTRANCE SYSTEM
- PATIO AREA
- CARPETS AND BLINDS INCLUDED IN SALE
- CONVENIENT TO AMENITIES.



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HALLWAY

Having wooden floor, three storage cupboards.

LOUNGE/KITCHEN/DINING

24 x 19' 6 (wp) (7.32m x 5.79m 1.83m (wp))

Lounge area having attractive fireplace with gas inset, French doors to patio area, recessed lighting, wooden floor.

open plan to Kitchen/Dining having modern range of eye and low level units , concealed lighting under units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric under oven, integrated microwave, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed lighting, wooden floor, dining space.

MASTER BEDROOM

15' 3 x 11' 8 (4.57m 0.91m x 3.35m 2.44m)

EN-SUITE

Comprising walk in electric shower, whb set in vanity unit, wc, fully tiled walls, tiled floor.

BEDROOM 2

12' x 10' 4 (3.66m x 3.05m 1.22m)

Having built in wardrobe

BEDROOM 3

10' 6 x 10' 3 (3.05m 1.83m x 3.05m 0.91m)

BATHROOM

Comprising bath, walk in shower, whb set in vanity unit, wc, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Paved patio area with decking bordered by wall and fence.

ESTIMATED ANNUAL RATES

£1389.00 (AUG 2024)

