



## 7 Moncrief Court Eglinton, BT47 3GH



Homepage Estate Agents are delighted to offer this modern 1 bedroom apartment within a gated community in the heart of Eglinton village.

The mature setting combined with secure access will offer residents a unique lifestyle in a prominent North West location.

These apartments offer luxurious turnkey finish, communal reading room, gated and secure access, communal lift, level accesses and walk in showers, beautifully landscaped and fully maintained gardens, intercom, energy efficient apartments with high ceilings.

Ideally situated just 1.5 miles from the City of Derry airport offering great commuter access to the A2 between Derry and Limavady / Coleraine.



This stunning apartment is sure to suit a range of buyers such as retirees / first time buyers and young professionals alike.

**Asking price £127,500**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 1 BEDROOM MODERN APARTMENT
- PRIVATE GATED COMMUNITY
- CONTEMPORARY FINISHES THROUGHOUT
- OPEN PLAN LIVING
- COMMUNAL READING ROOM
- COMMUNAL INTERNAL LIFT
- LANDSCAPED LAWNS
- PRIVATE PARKING
- SOUGHT AFTER LOCATION

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 



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