

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is positioned in the top right corner of the image, partially overlapping a yellow triangular graphic element.The text 'FOR SALE' is written in a large, bold, white, sans-serif font. It is positioned in the bottom left corner of the image, overlapping the dark blue banner and the street scene.

37 Abercorn Road, Derry City, BT48 6TQ

Mid Terrace Property comprising 4 No. one bed apartments

LOCATION

Derry City is strategically located in the west of the province c. 70 miles from Belfast where it borders with Co. Donegal. The City is Northern Ireland's second largest population centre with a resident population of c. 342,000 and is served by the City of Derry Airport located c. 7.5 miles from the city centre.

The subject property is situated within the residential area of Abercorn Road, within Derry City, close to Lumen Christi School, within walking distance of the City centre

DESCRIPTION

The property comprises a mid-terrace property which has been converted in the early 2,000's to accommodate 4 No. one bed apartments.

- **Vacant possession can be provided if requested**
- **Ideally suited to investors**

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

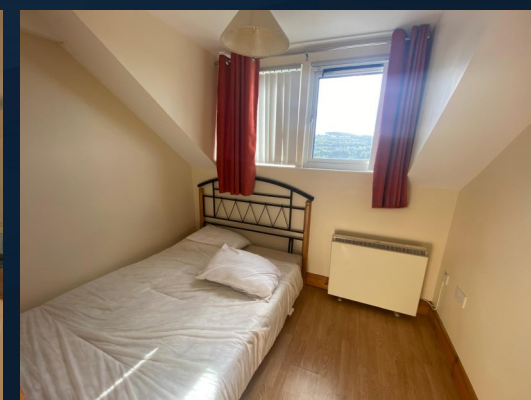
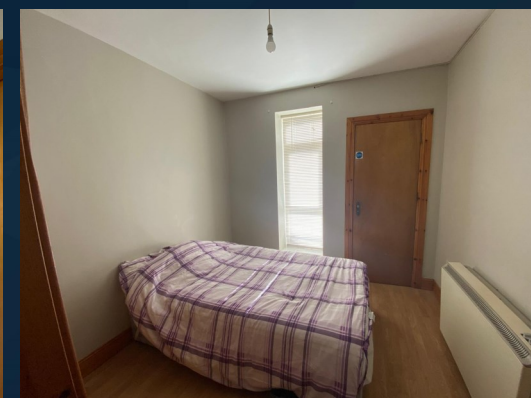
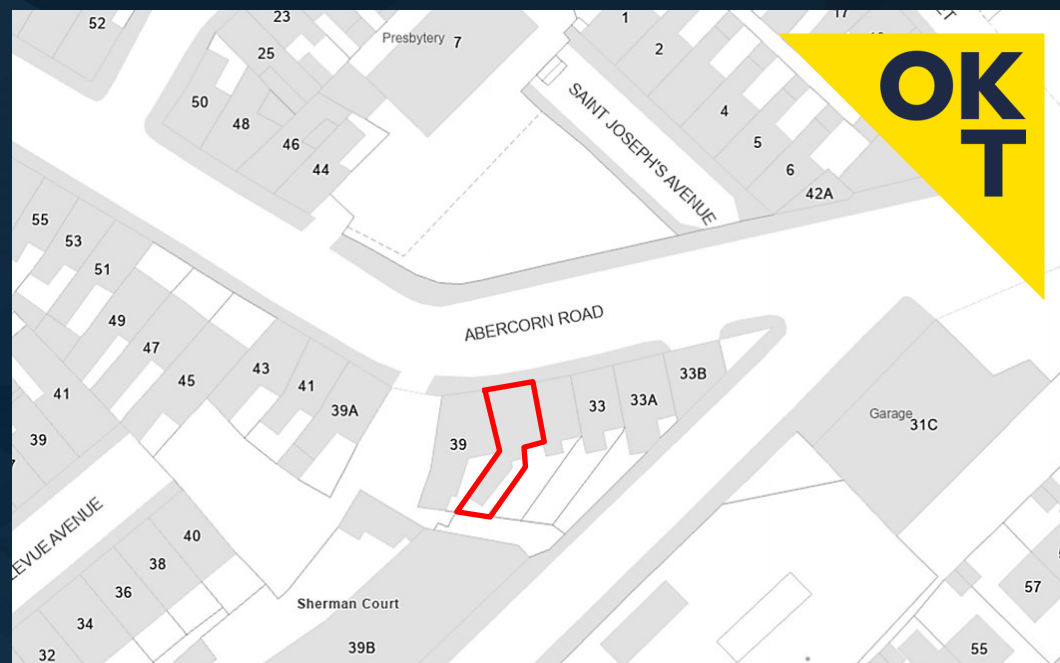
AREA (SQ FT)

FLAT A (GROUND FLOOR)	24.86	267
FLAT B (FIRST FLOOR)	27.45	295
FLAT C (SECOND FLOOR)	27.45	295
FLAT C (THIRD FLOOR)	24.96	269
TOTAL NET INTERNAL AREA	104.72 SQ M	1,126 SQ FT

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4870



SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (CAPITAL VALUES)

FLAT A £31,000
FLAT B £33,000
FLAT C £33,000
FLAT D £27,000

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.