



## 8 Moncrief Court Eglinton, BT47 3GH



Homepage Estate Agents are delighted to offer this stunning two bedroom apartment located in the exclusive gated Moncrief development, Eglinton. Situated on the second floor with lift and stair access, this apartment offers breathtaking views of Eglinton village, perfect for families or young professionals seeking comfort and convenience.

Enjoying a modern kitchen featuring integrated appliances, including a fridge-freezer, dishwasher, hob, and oven. Additional features includes a relaxing living area, two spacious double bedrooms, a stylish bathroom, built-in storage, and a washing machine.

Ideally located in the heart of Eglinton village, the property is within walking distance of restaurants, licensed premises, a primary school, and a health centre. With public transport at your doorstep, it's only a 10-minute drive to Derry City and 2 miles from City of Derry Airport. Allocated parking and visitor spaces complete this exceptional offering.



### £850 Per month

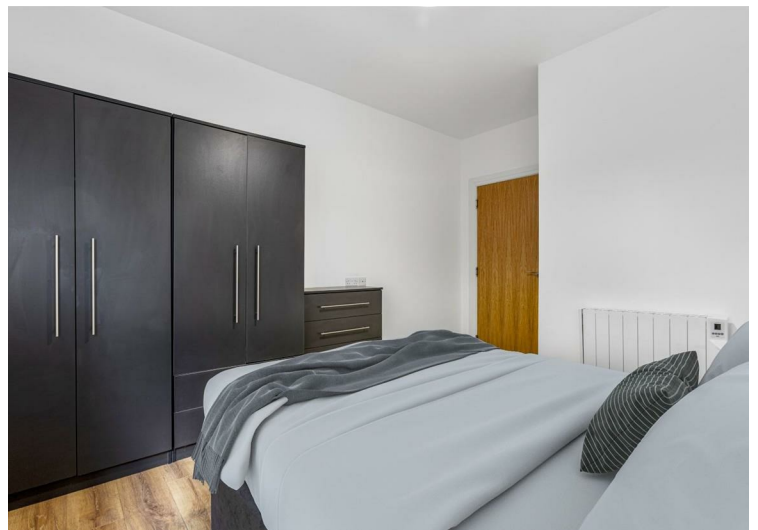
#### Viewing

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

- 2 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 



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