

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE

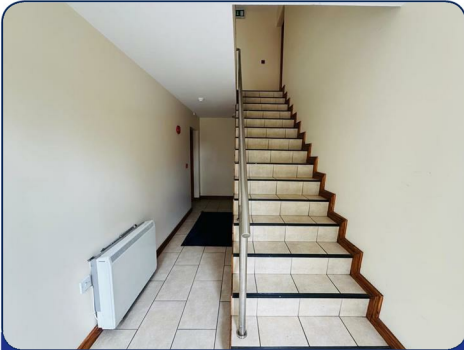


17 Sandale Park, Derry, BT48 8NR

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
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- GROUND FLOOR APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM SYSTEM
- BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING -



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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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ACCOMMODATION

HALLWAY

Having cloaks cupboard, storage cupboard, tiled floor.

LOUNGE

14'5" x 14'4" (4.39m x 4.37m)

Having dual aspect and semi-solid wooden floor.

KITCHEN/DINING AREA

13'8" x 11'1" (4.17m x 3.38m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge/freezer, dining space, tiled floor.

BEDROOM 1

14'7" x 10'3" (4.45m x 3.12m)

Having range of built in wardrobes with cupboards over.

EN-SUITE

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

BEDROOM 2

12'11" x 9' (3.94m x 2.74m)

Having range of built in wardrobes with cupboards over, laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

ESTIMATED ANNUAL RATES

£933.04 (MAY 2025)