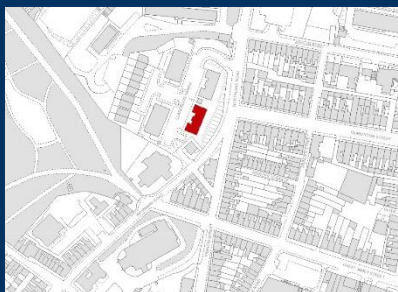
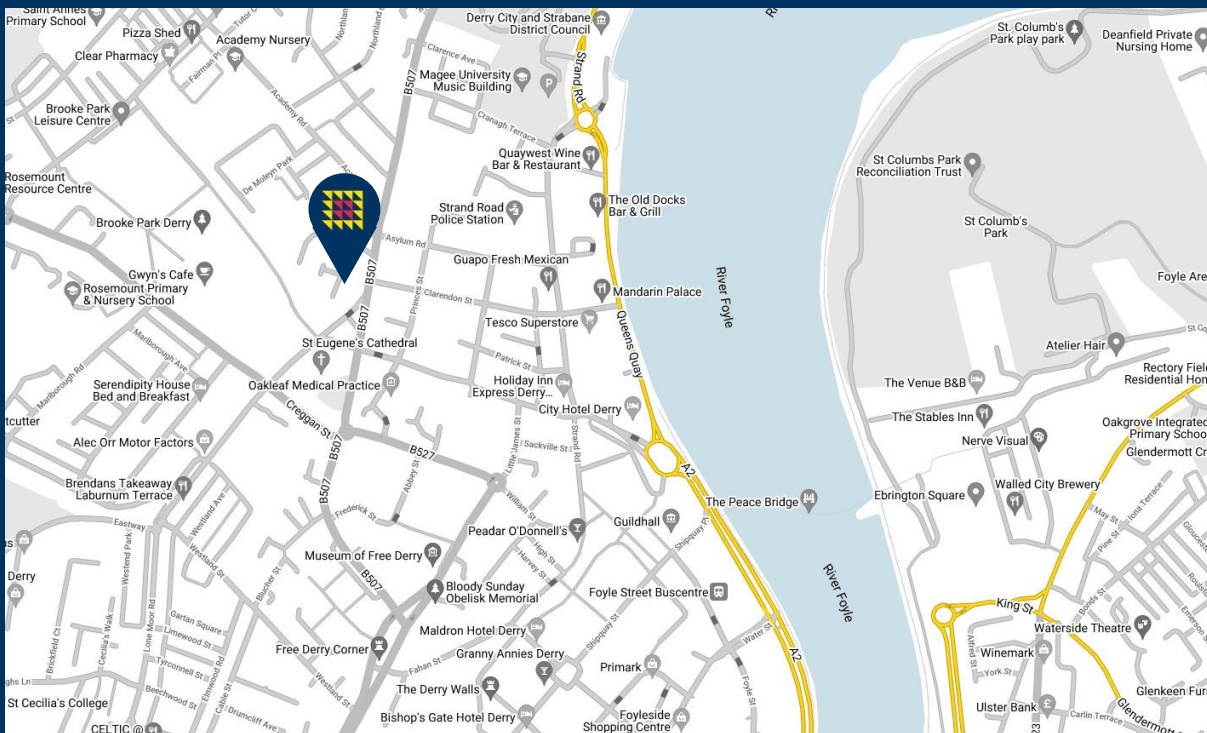




OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Impressive 2 Bed City Centre Apartment
17 Clarendon Manor, Derry City, BT48 7TH



LOCATION / DESCRIPTION

The subject property is situated off Northland Road within the residential cul de sac of Clarendon Manor in the Cityside area of Derry. It is located at the west end of Clarendon Street just under a mile from Derry City Centre.

The subject property is a modern second floor apartment with views of the City and Peace Bridge.

Accommodation comprises open plan kitchen / living area with 2 well apportioned bedrooms ,bathroom and storage. The subject benefits from 1 private parking space.

FEATURES

- Modern Apartment finished to a high standard
- Gas Fired Central Heating
- UPVC double glazed windows
- Adequate Storage
- Private Parking Space

ACCOMMODATION

Description	Area m ²	Area sq ft
Open Plan Living / Kitchen	27.68	298
Bedroom 1	12.95	139
Bedroom 2	9.10	98
Bathroom	7.00	75
Store	2.56	28
TOTAL	59.29	638

Travel Times

0.8 MILES FROM DERRY CITY CENTRE
C. 5 MIN DRIVE

1 MILES FROM MAGEE UNIVERSITY
C. 5 MINS DRIVE

2 MILES FROM TRAIN STATION
C. 7 MINS DRIVE

3 MILES FROM ALTNAGELIVIN HOSPITAL
C. 51 MINS DRIVE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/uk/si/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.

SALES DETAILS

PRICE:	Offers over £154,950.
TITLE:	Understood to be held by way of long leasehold title.
Service Charge	We understand the service charge is £1,000 + Vat per annum.

RATES

From our review of the Land and Property Service online website, the NAV / Capital Value for the subject property is £110,000.

The domestic rate in the pound for 2021 / 2022 is £0.009677

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be payable

FURTHER DETAILS



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Our Ref: HT/SB/C4312C

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.