

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel
Henry**
ESTATE AGENTS

£65,000

FOR SALE



16 Moore Walk, Derry/Londonderry, BT48 6UZ

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
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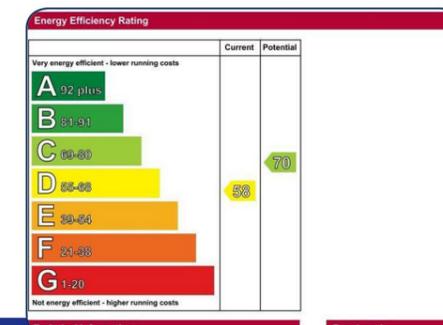
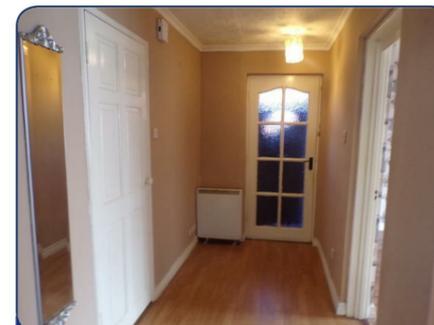
- GROUND FLOOR 1 BEDROOM FLAT
- ECONOMY 7 HEATING
- BLINDS INCLUDED IN SALE
- DOUBLE GLAZED WINDOWS
- EPC RATING - D

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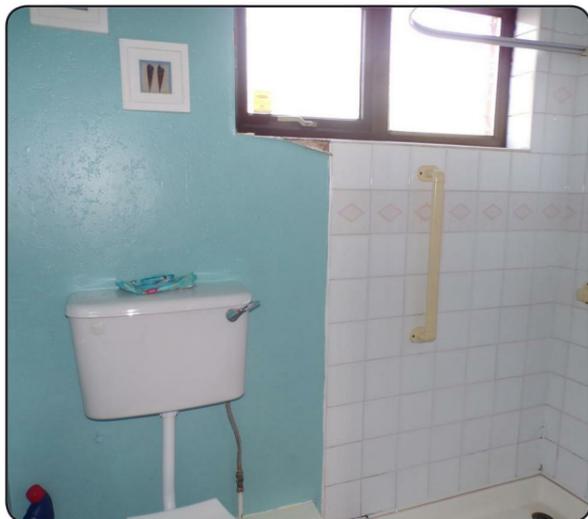
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5. Any areas, measurements or distances referred to herein are approximate only.
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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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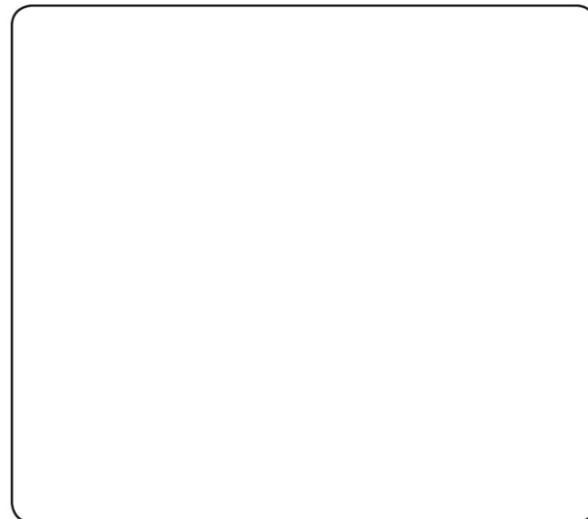
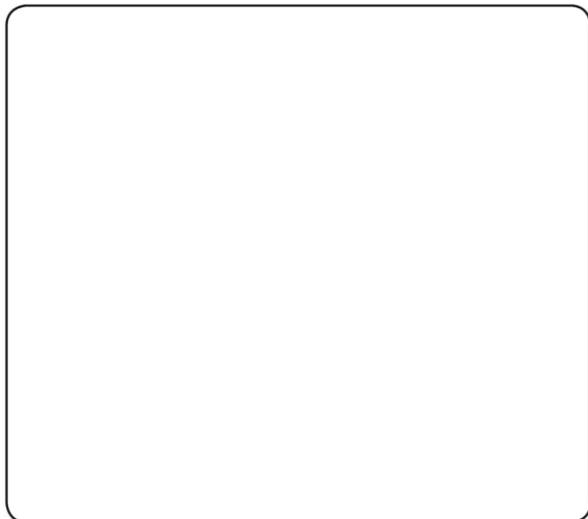
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ACCOMODATION

VESTIBULE

Having tiled floor.

HALL

Having cloaks cupboard, ceiling cornicing, laminated wooden floor.

LOUNGE

12'11" x 12'10" (3.94m x 3.91m)

Having ornamental fireplace, laminated wooden floor.

KITCHEN

12'11" x 8'11" (3.94m x 2.72m)

Having eye and low level units, matching pelmet over window with recessed lighting, hob, underoven, extractor hood, 1 1/2 bowl stainless steel unit with mixer taps, plumbed for automatic washing machine, intergrated fridge/freezer, tiling between units.

BEDROOM

12'9" x 10'6" (3.89m x 3.20m)

Having laminated wooden floor.

SHOWER ROOM

Comprising of electric shower, WHB, WC, part tiling around shower.

EXTERIOR FEATURES

Yard to rear.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £470.95 (Feb 2020)