



## First Floor Apartment 5 - 7 Linenhall Street Limavady, BT49 0HQ



An excellent opportunity to purchase a bright, spacious, modern 2 bedroom apartment within a convenient Town Centre location close to a diverse range of local amenities.

This recently refurbished apartment block is ideally situated on Linenhall Street, Limavady with access from both Linenhall Street and private rear access from Central Car Park. This spacious apartment consists of two double bedrooms, bathroom, and open plan kitchen / living area.

Offering excellent living accommodation, and Town Centre convenience, this apartment is sure to appeal to a wide range of first time buyers or investors alike.

- 2 BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN / LIVING
- MAINS GAS HEATING
- PEDESTRIAN ACCESS FROM CENTRAL CAR PARK
- EXCELLENT INVESTMENT OPPORTUNITY

**Asking price £89,950**

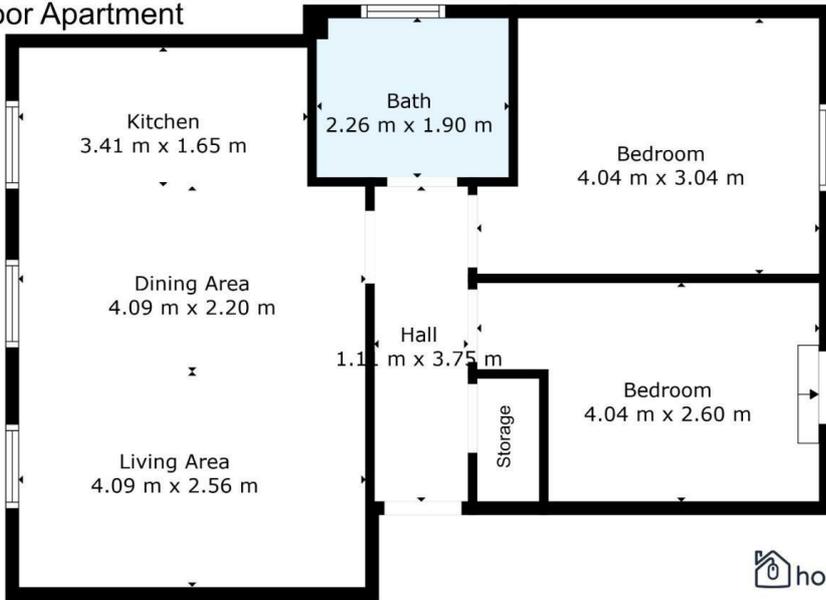
### Viewing

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

# Linenhall Street

LIMAVADY

## First Floor Apartment



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



### 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		

### Northern Ireland

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>		
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### Northern Ireland

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.