



## 11 Moncrief Court Eglinton, BT47 3GH



Homepage Estate Agents are delighted to offer this modern 2 bedroom apartment within a gated community in the heart of Eglinton village.

The mature setting combined with secure access will offer residents a unique lifestyle in a prominent North West location.

These apartments offer luxurious turnkey finish, communal reading room, gated and secure access, communal lift, level accesses and walk in showers, beautifully landscaped and fully maintained gardens, intercom, energy efficient apartments with high ceilings.

Ideally situated just 1.5 miles from the City of Derry airport offering great commuter access to the A2 between Derry and Limavady / Coleraine.

This stunning apartment is sure to suit a range of buyers such as retirees / first time buyers and young professionals alike.



- 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

**Asking price £145,000**

# 11 Moncrief Court

EGLINTON



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 some measurements are taken to widest point.



## 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>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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.

Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

