

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



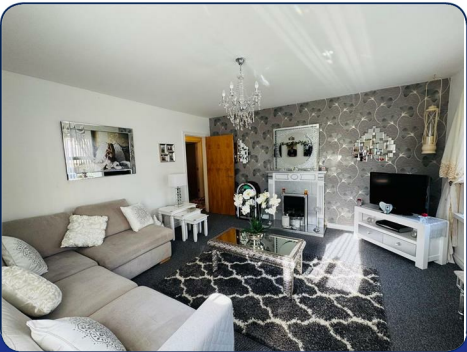
£125,000

FOR SALE



12 Sandale Park, Derry, BT48 8NR

- GROUND FLOOR APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS INCLUDED IN SALE
- INTERCOM SYSTEM
- COMMUNAL PARKING
- EPC RATING - D



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

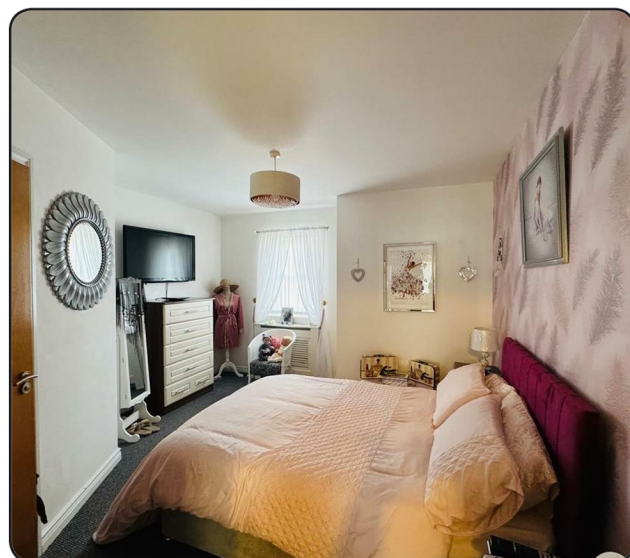


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. 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 two cloaks cupboards.

### LOUNGE

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

### KITCHEN

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

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

### BEDROOM 1

13' x 12'5" wp (3.96m x 3.78m wp)

### EN-SUITE

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

### BEDROOM 2

13'4" x 9'1" (4.06m x 2.77m)

### BATHROOM

Comprising bath, whb and wc, walk in shower with PVC cladding to walls, tiled floor.

### EXTERIOR FEATURES

Communal parking.

### ESTIMATED ANNUAL RATES

£933.04 (SEPT 2025)

