

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£130,000

FOR SALE



4 Woodside Heights, Derry, BT47 2LQ

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
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www.danielhenry.co.uk

- FIRST FLOOR APARTMENT
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRENCH DOORS
- INTERCOM SYSTEM
- EXCELLENT VIEWS OVER CITY
- COMMUNAL PARKING
- EPC RATING -
- SOLD AS SEEN

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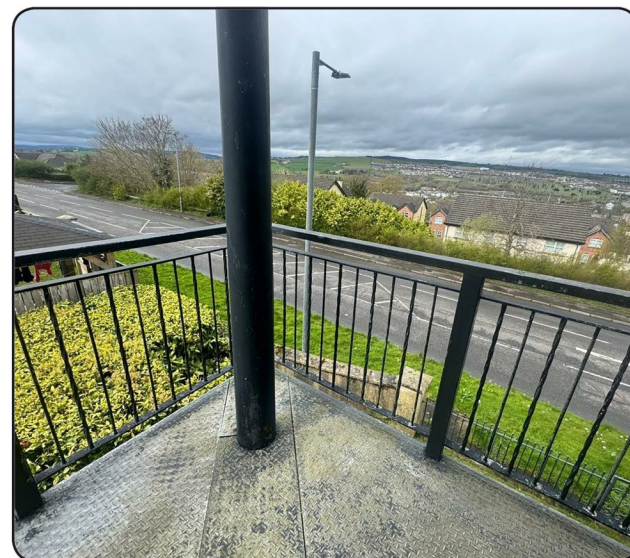
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

Having storage cupboard and tiled floor.

LOUNGE/KITCHEN/DINING

30' x 17'2" wp (9.14m x 5.23m wp)

Lounge area having recessed lighting, laminated wooden floor, door to balcony.

Kitchen area having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, recessed lighting, tiled floor.

BEDROOM 1

14'2" x 11'7" wp (4.32m x 3.53m wp)

BEDROOM 2

12'7" x 12'4" (3.84m x 3.76m)

BATHROOM

Comprising bath with shower attachment to taps, whb with mixer taps, wc, fully tiled walls and floor.

EXTERIOR FEATURES

Communal parking.

ESTIMATED ANNUAL RATES

£1466.00 (APRIL 2026)