

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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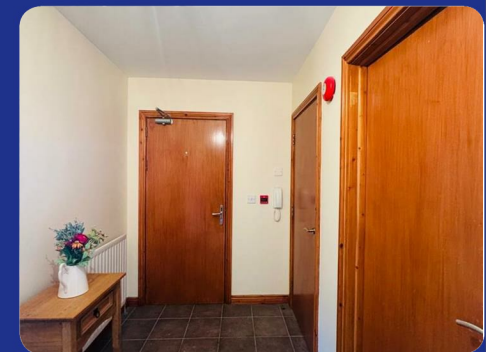
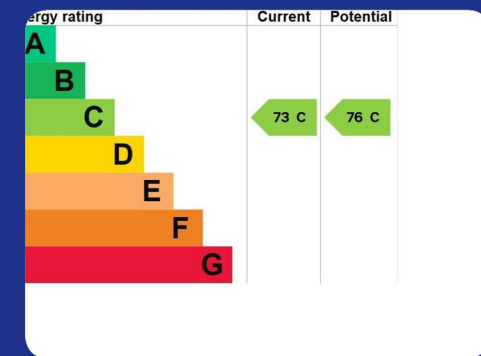


£125,000



15 Sandale Park, Derry, BT48 8NR

- SECOND FLOOR APARTMENT
- 2 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- COMMUNAL PARKING TO FRONT
- EPC RATING - C



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having storage cupboard, cloaks cupboard and tiled floor.

LOUNGE

14'7 x 14'5 (4.45m x 4.39m)

Having ornamental fireplace, dual aspect.

KITCHEN

13'10 x 11'2 (4.22m x 3.40m)

Having eye and low level units, tiling between units, hob, under oven, stainless steel extractor hood, plumbed for washing machine, space for fridge/freezer, tiled floor

MASTER BEDROOM

13'1 x 12'4 (to widest points) (3.99m x 3.76m (to widest points))

EN-SUITE

Comprising tiled walk in shower, WHB, WC.

BEDROOM (2)

13'5 x 9'1 (to widest points) (4.09m x 2.77m (to widest points))

Having laminated wooden floor.

BATHROOM

Bathroom comprising bath, tiled walk in shower, WHB, Wc.

ESTIMATED ANNUAL RATES

£977.00 (May 2026)

