



**TENURE:** Leasehold

**NAV:** We have been verbally advised by the Rate. Collection Agency that the NAV is £TBC.

**HOUSE TO SELL?** If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property.

**FINANCE REQUIRED?** Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

**VIEWING:** By appointment with sole agent. To arrange an appointment to view contact us on;

**Tel :** 02871 312 211

**Or e-mail us at:** info@locateestateagents.com

**This home can be viewed on our website at**  
**www.locateestateagents.com**

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## **FOR SALE**

**16 Sandale Park, Cityside, Derry, BT48 8NR**



- 2 Bedroom Apartment For Sale
- Second Floor
- Gas central heating
- uPVC windows
- Allotted parking to front
- Early occupation available

**ASKING PRICE £77,500**

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**ACCOMMODATION**

**Entrance Hall**

With hotpress, laminated wooden floor

**Lounge**

Dual aspect, laminated wooden floor, television points



**ACCOMMODATION**

**Kitchen**

Eye and low level units, hob, oven and extractor fan, 1 1/2 stainless steel sink unit, space for washing machine, space for dishwasher/tumble dryer, tiled splash back, tiled floor

**Bedroom 1**

Carpet

**Ensuite**

White suite comprising of wash hand basin, wc, electric shower, tiled floor

**Bedroom 2**

Carpet

**Bathroom**

White suite comprising of wash hand basin, wc, bath, separate shower unit, half tiled walls, tiled floor

