

**PROPERTY
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202/203 The Courtyard,
Mount Kennett,
Limerick.

We are delighted to offer for sale numbers 202 and 203 The Courtyard, Mount Kennett in either one or two lots. These two two bedroom city centre apartments are positioned side by side on the second floor of this established residential investment location adjacent to the city centre and the river Shannon.

The properties comprise of an open plan living room, dining room, kitchen, two bedrooms and bathroom.

Price
Region €49,950 per unit

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 **Email** decourcyodwyer@propertypartners.ie

Accommodation	Size	Description
Entrance Hallway	3.12 m x 1.66 m 10'2" x 5'4"	Storage press.
Bathroom	2.25 m x 1.7 m 7'4" x 5'6"	Bath. WC Wash hand basin. Fully tiled floor. Part tiled walls. Triton T80si electric shower.
Bedroom 1	2.6 m x 4.01 m 8'5" x 13'2"	Fitted wardrobes.
Bedroom 2	4.01 m x 1.9 m 13'2" x 6'2"	Fitted wardrobe.
Open plan living room/dining room/kitchen	7.35 m x 3.72 m 24'1" x 12'2"	Fully fitted kitchen with ample array of eye & floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Tiled splash-back area. Creda electric oven. Four plate hob. Washing machine.

Special Features
<ul style="list-style-type: none"> * Electric central heating * Double glazed windows * Second floor * Courtyard view * Adjacent to city centre * Well maintained

Management
<ul style="list-style-type: none"> * Managment Company: Aviary Estates * We have been advised that the service charge for the current year is €1,143 for each apartment.

Viewing strictly by appointment

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