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**3 Ducart House,
Steamboat Quay,
Dock Road,
Limerick.**

We are pleased to bring this well presented two bedroom apartment to the market place. The subject property is located in Limerick City Centre in an established residential location just off the Dock Road on Steamboat Quay and opposite the River Shannon. Steamboat Quay benefits from a board walk with a host of local services and amenities to include the adjoining landmark Clayton Hotel.

The subject property comprises of a first floor well laid out apartment to include kitchenette area, living/dining room area, two double bedrooms, bathroom and balcony with views of the River Shannon.

The unit is being sold with the tenant in-situ. The property was let in January 2017 with the tenant signing a new one year lease in January 2018 with a passing rent of €800 per month. The sale will include all existing contents and access to one car parking space which does not form part of the subject tenancy agreement.

Price

Region €95,000

Barrack House, O'Connell Avenue, Limerick.

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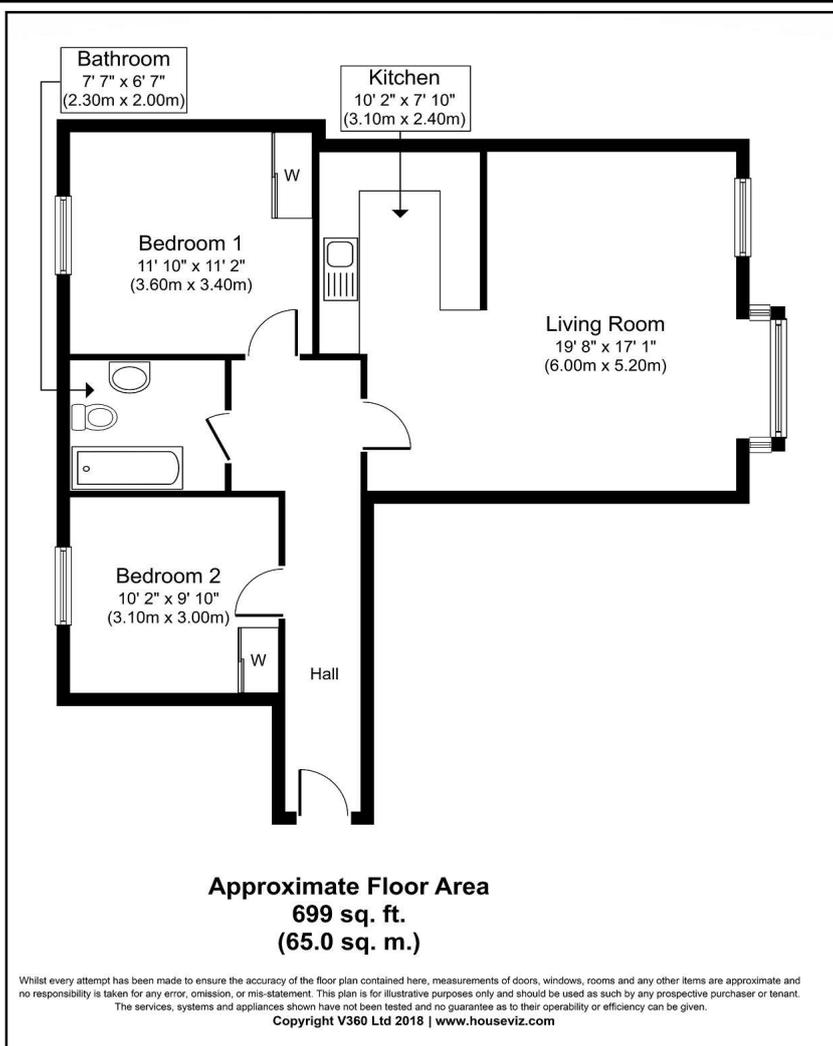
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Accommodation

Accommodation	Size Sq. m.	Description
Hallway		
Living Room/Dining Room/Kitchen	6m x 5.2m	Modern fully fitted kitchen with ample array of eye & floor level units. Electric oven. Four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Living room with door to balcony and views of the River Shannon.
Bedroom 1	3m x 3.1m	Built in wardrobes.
Bedroom 2	3.6m x 3.4m	Built in wardrobes,
Bathroom	2.3m x 2m	W.C. Wash hand basin.

Special Features

- * C. 65 Sq. M. (700 SQ. Ft.)
- * First floor apartment
- * Two double bedrooms
- * Management company - M&C Property Management
- * Service Charges: Apartment €1200 pa & Carpark - €350 pa
- * Includes one car parking space



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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