

# FOR SALE

By Private Treaty



15 Suir House, Canada Square, Canada Street, Waterford

€105,000

Lovely large two bedroom first floor apartment with a balcony and secure off-street parking. The property features two double rooms with built-in wardrobes, a large bathroom, and open-plan kitchen/livingroom with balcony providing a riverside view. Built circa 1997, the property features economic off-peak electric heating/hot water. The annual management fees are €700 per annum. The property is located in a quiet city centre development, adjacent to the Marina Hotel, and close to the People's Park. A perfect location for owner occupiers or investors with a proven strong rental demand in the area.

