

FOR SALE BY PRIVATE TREATY

**19 Waterside Quay,
Hanover Street,
Off Washington Street,
Cork.**



BER C3

We at Irish & European are delighted to offer for sale this spacious, bright and tranquil two bedroom, third floor apartment. Overlooking the famed banks of the River Lee and enjoying an elevated southerly aspect which maximises the sun light on offer, this city centre apartment offers a rear combination of convenient location and an elevated tranquil and picturesque setting. Accommodation includes entrance hall, which leads to an open plan Lounge/Kitchen/Diner, two bedrooms and bathroom. Due to its highly convenient location and close proximity to Cork City Centre, UCC and Hospitals, rental income remains high. Viewing of this property is highly encouraged in order to fully appreciate its potential.



The property enjoys a third floor southerly aspect.

Accommodation:

Entrance Hall:

Fitted Carpet, hot press (laged and shelved).

Lounge/Kitchen/Dining Room:

19øö x 17ø4ö (5.84m x 5.82m)

Fitted floor & eye level kitchen units, Plumbed for appliances, tiled floor and splash back in kitchen area.

Fitted carpet in Living/Dining Area, fitted curtains, sliding door to south facing front balcony overlooking River Lee.



DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

- Bedroom 1:** 12ø10ö x 7ø9ö (3.91m x2.38m)
Fitted carpet, fitted curtain, built in wardrobes.
- Bedroom 2:** 12ø10ö x 7ø9ö (3.91m x2.38m)
Fitted carpet, fitted curtain, built in wardrobe.
- Bathroom:** Fully tiled, W.C., WHB, Bath with shower.



- Grounds:** The property is located on the third floor of this gated private development and can be accessed via stairwell or lift. There is only one point of access into the development and this is by means of a electronically gated access thus ensuring high levels of privacy and security for the its residents.
- Heating:** Electric storage heating.
- Services:** Water ó mains
Sewage ó mains
Electricity ó mains
Telephone connection available.
- BER Details:** **BER: BER Number:**
Energy Performance Indicator: kWh/m²/yr
- Title:** We assume long Leasehold title.
- Asking Price:** **Open to offers in the region of €135,000**
- Negotiator:** TJ Cronin, **Email:** tj@irishanduropean.ie **Mobile:** 086-8345211

Directions:

From Grand Parade turn on to Washington Street. Continue straight (outward) from City Centre and pass the Courthouse on right. Proceed straight and pass Costigans Pub on left. Take turning to left immediately after Costigans. Proceed to end of street, the main entrance into Waterside Quay is straight ahead.

Management:

This complex is managed by Absolute Property Management. Further details are available upon request.

Viewing:

To arrange a viewing of this property please contact Irish & European on 021-4277606 or email info@irishandeuropean.ie



The property enjoys an extremely convenient and central location within 50m of Washington Street and Cork Court House as seen above.