

For Sale

Apt No. 13 Neptune House, Canada Square, Canada Street, Waterford



Modern three bedroom, own-door, first floor apartment with parking, located on Canada Street adjacent to the Peoples Park in Waterford. The property consists of entrance hall, open plan kitchen and living area, bathroom, separate shower room, one double bedroom and two single bedrooms. The property is part of the Canada Square apartment complex which is a well managed mixed use development of offices and residential units. The development is located adjacent to the Marina Hotel, and is within easy walking distance of a number of well known local pubs and restaurants, as well as the full offering of the City Centre. Viewing is strictly by prior appointment. For further details and viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233.

BER D2 NO. 10634021.

Asking Price € 55,000

PSRA Registration No. 00215

Accommodation

Entrance Hall

Laminate wood flooring.

Kitchen/Diner

4.10 x 5.67

Fitted kitchen with tiled splash back. Semi-solid wooden flooring. T.V. Point, electric storage heater, curtains to window.

Bedroom 1

3.50 x 3.18

Laminate wood flooring. Fitted wardrobes. Double bedroom.

Bedroom 2

3.05 x 2.55

Laminate wood flooring. Fitted wardrobes. Single bedroom.

Bedroom 3

3.04 x 2.41

Fitted wardrobes, carpet flooring, single bedroom

Bathroom

1.56 x 2.19

Tiled flooring, tiled walls, W.C., whb, bath.

Shower Room

1.55 x 0.80

Management Company: Canada Square Management Co. Ltd.

Management charge 2014: €600

Features: Own door apartment
Central location
Low Management Charges
On-site parking

Heating: Electric storage heating

BER: Rating: D2
BER No: 106340201
EPI: 272.35 Kwh/m2/yr

**Viewing by prior appointment with DNG Thomas Reid Auctioneers
on 051-852233**

DNG Thomas Reid Auctioneers PRSA License No. 002015



Diner



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Shower



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