

**PROPERTY
PARTNERS**

DE COURCY O'DWYER

FOR SALE

**107 Parkview,
Lord Edward Street,
Limerick.**



Property Partners are delighted to introduce for sale this spacious ground floor 2 bedroom apartment c. 75 Sq. M. located in this conveniently central location in Limerick City Centre. This modern development is located towards the City end of Lord Edward Street close to Limerick Railway Station and within a short stroll of Limerick City Centre and all its amenities. It is our opinion that this property would be suitable for either owner occupier or investor.

The accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, 2 bedrooms (main ensuite) and bathroom. There is a balcony off the living area.

Price Guide:

Region €95,000

Barrack House, O'Connell Avenue, Limerick.

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Accommodation

Accommodation	Size	Description
Entrance Hallway	6.12m x 1.08m 5'7" x 2'7"	Hardwood entrance door. Timber flooring.
Living room / Dining room / Kitchen	6.15m x 5.25m 20'2" x 17'3"	Kitchen with array of eye & floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Kitchen has a fully tiled floor. Living / Dining area has timber flooring. TV and telephone points. Double glazed sliding patio door to balcony.
Bathroom	2.2m x 2.10m 7'3" x 6'11"	Bath. W.C. Wash hand basin. Fully tiled walls and floor.
Bedroom 1	4.25m x 2.8m 13'11" x 9'2"	Timber flooring.
Ensuite	1.7m x 2.02m 6'8" x 5'9"	Shower cubicle. Plumbed for toilet and wash hand basin.
Bedroom 2	4.25m x 2.1m 13'11" x 6'1"	Timber flooring.

Outside

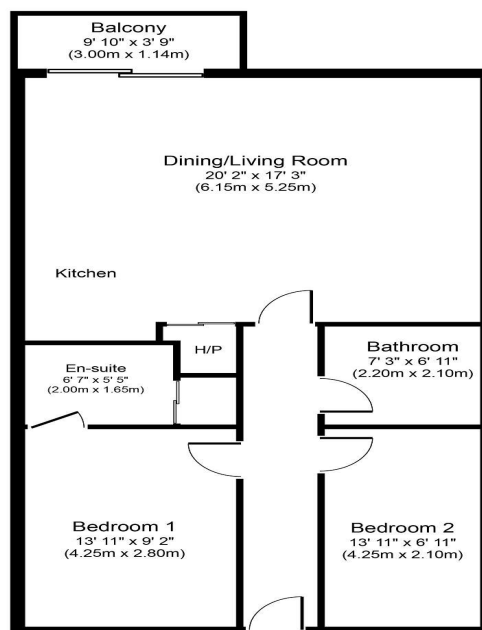
- * There are communal gardens.
- * Underground car space.

Special Features

- * Double-glazed windows
- * Gas fired central heating
- * Ground floor unit
- * 2 bedrooms (main ensuite)

Management

- * Service charge: €1,200 per annum.
- * Management Company:
Parkview Management Co.



**Approximate Floor Area
(Excluding Balcony)
786 sq. ft.
(73.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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