

Outside

Communal parking and gardens.

Service Charge 2017: C. €800 per annum.



“The Home of High Standards”

Viewing strictly by appointment

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**28 University Court,
Castletroy, Co. Limerick**

Guide Price:

Region €165,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Fax 061 444443 Email decourcyodwyer@propertypartners.ie
PSRA Licence No.002371

New to the market comes this spacious, ground floor 3 bedroom apartment in this complex of C. 34 residential units and retail units to include La Cuciana and Irish Permanent Building Society.

The apartment which extends to C. 90 sq.m comprises of entrance hallway, open plan living room / kitchen / dining room, 3 bedrooms, main ensuite and bathroom; is within walking distance of Limerick University and only minutes from the National Technological Park.

Outside there is communal parking and gardens.

In our opinion, this apartment would make for an ideal investment opportunity or business use subject to planning.

Viewing is highly recommended.

Special Features

- * Ground floor
- * Double glazed windows
- * Gas fired central heating
- * 3 bedrooms
- * Ensuite
- * Adjacent to University Limerick
- * C.90 sq. m (970 sq. ft.)
- * Communal Gardens
- * Communal Parking
- * BER - C3



Accommodation		
Accommodation	Size M. Ft.	Description
Entrance Hallway	9m x 1m 29'5" x 3'3"	Hardwood entrance door with leaded and frosted glass inset. Storage press. Hot press with dual immersion.
Kitchen / Dining Room	5.45m x 2.95m 17'9" x 9'7"	Kitchen with array of eye and floor level units. Cutlery drawers. Single drainer stainless steel sink unit. Tiled floor. Extractor fan.
Living Room	3.25m x 3m 10'6" x 9'8"	Marble fireplace with mahogany surround. Marble hearth. T.V. point. Bay window.
Bedroom 1	3.2m x 2.4m 10'5" x 7'9"	Range of fitted wardrobes.
Bedroom 2	4.7m x 3m 15'4" x 9'8"	Range of fitted wardrobes.
Bedroom 3	3.45m x 3.45m 11'3" x 11'3"	Range of fitted wardrobes.
Ensuite	2.5m x 0.9m 8'2" x 2'9"	Fully tiled shower cubicle. W.C.. Wash hand basin. Tiled floor. Extractor fan.
Bathroom	2.5m x 2.1m 8'2" x 6'9"	Bath with glass shower door and tile surround. W.C.. Wash hand basin. Tiled floor. Extractor fan.