

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

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108 Abbey River Court,
Sheep Street,
Limerick.

Ground floor apartment situated in this well maintained modern development close to the city centre and all its amenities.

Accommodation comprises of entrance hallway, living room / dining room, kitchen, 2 double bedrooms, bathroom and ensuite.

We have been advised that there is section 23 type tax relief available on all rental income. It appears C. 93% of the purchase price will qualify for capital allowance.

This apartment does not include carparking, however there is a multi storey carpark to rear.

Price

Region €55,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Email decourcyodwyer@propertypartners.ie

Accommodation		
Accommodation	Size	Description
Entrance Hallway	4m x 1.15m 13'12" x 3'8"	
Inner Hallway	3.95m x 1.2m 12'9" x 3'9"	
Bathroom	2m x 1.7m 6'6" x 5'6"	Fully tiled bathroom suite with bath, w.c. and wash hand basin.
Living Room / Dining Room	4.7m x 3m 15'5" x 9'8"	T.V. point.
Kitchen	2m x 3.5m 6'6" x 11'5"	Modern fitted kitchen with ample array of eye and floor level units. Four cutlery drawers. Zanussi electric oven. Four plate hob and extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Oval stainless steel sink unit with mixer tap and Oval draining board. Recessed lighting. Tiled floor.
Bedroom 1	3.8m x 2.75m 12'5" x 9'	Range of fitted wardrobes. T.V. point. Telephone point.
Bedroom 2	6.75m x 2.7m 22'1" x 8'8"	T.V. point. Telephone point. Range of fitted wardrobes.
Ensuite	2m x 3m 6'6" x 9'8"	Fully tiled ensuite. Shower cubicle with Triton T80 si electric shower. W.C. and wash hand basin. Extractor fan.

Special Features

* Ground floor	* Own door entrance	* Approx 75 sq. mtrs.
* 2 double bedrooms	* Modern kitchen	* Ensuite
* BER Rating: D2		

We have been advised of the following:

- * Management Company: M&C Properties, 51 O'Connell Street, Limerick.
- * Purchaser will become a member of the management company.
- * Service charge does not include sinking fund.
- * Service charge: €1,600 per annum.
- * Management Company AGM due to be held on 10th November, 2014.



PRSA Licence 002371

Viewing strictly by appointment

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