

**PROPERTY
PARTNERS**

**de Courcy
O'Dwyer**

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**7 Richmond Court
Mount Kennett,
Dock Road,
Limerick.**

We are pleased to bring this well presented one bedroom apartment to the market place. The subject property is located in Limerick City Centre in an established residential location and opposite the River Shannon.

The subject property comprises of a first floor well laid out apartment to include kitchen/dining room/living room, one double bedroom, separate shower room and W.C., balcony with views of the River Shannon.

The unit is being sold with the tenant in-situ. The unit was let on the 4th July, 2017. One year fixed term tenancy at a passing rent of €650 pm. The sale will include all existing contents and one car parking space which does not form part of the subject tenancy agreement.

Price

Region €67,500

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

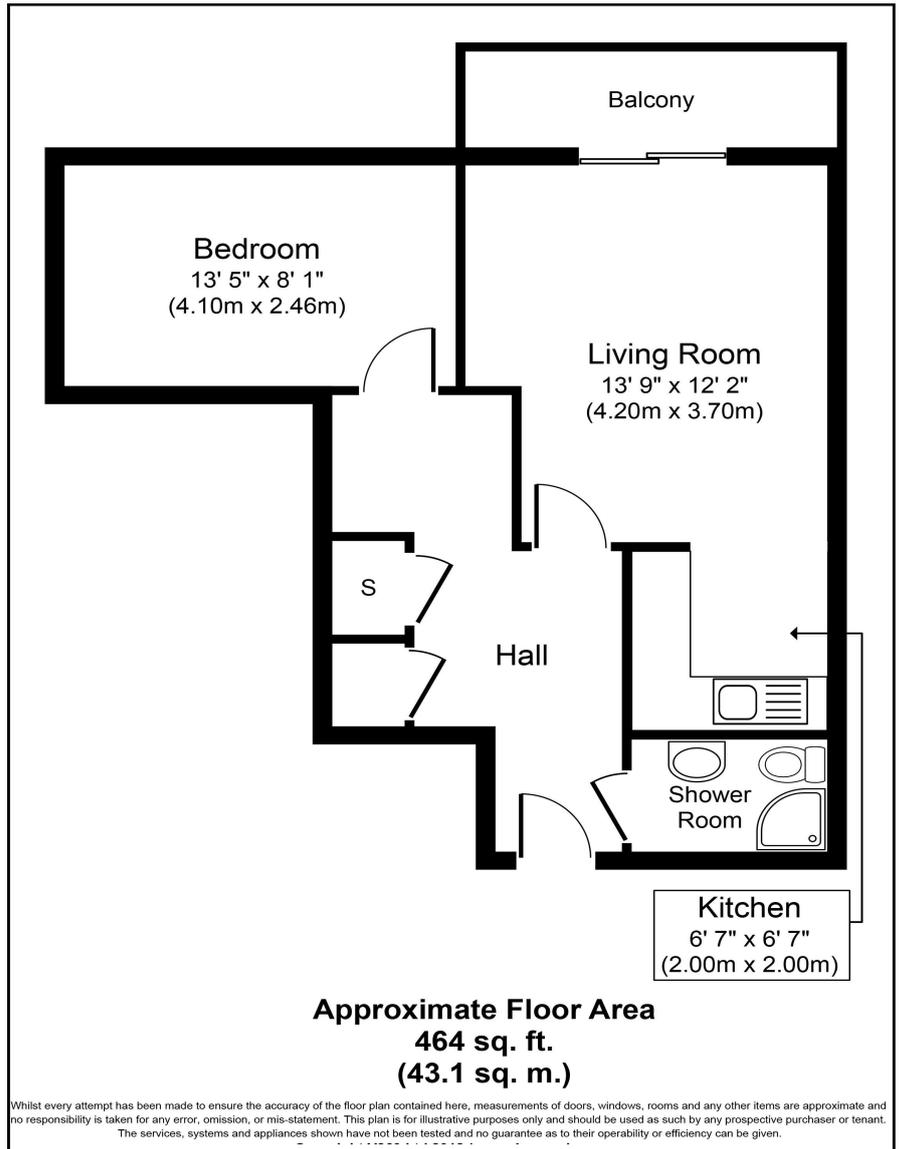
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Accommodation

Accommodation	Size Sq. m.	Description
Hallway		
Living Room/Dining Room/Kitchen	4.7m x 3.4m	Fully fitted kitchen with ample array of eye & floor level units. Electric oven. Four plate hob. Extractor fan. Single drainer stainless steel sink unit with mixer tap & tiled splashback area. Living room with views of the River Shannon.
Bedroom 1	4.1m x 2.46m	Built in wardrobes
Shower Room	2.1m x 1.25m	Shower cubicle with electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.

Special Features

- * C. 45 Sq. M.
- * First floor apartment
- * One double bedroom
- * Management company - Aviary Estates
- * Service Charge 2018 - €1,572 pa
- * Includes one car parking space



“The Home of High Standards”

PRSA Licence 002371

Viewing strictly by appointment

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