



FOR SALE BY PRIVATE TREATY

**217 GLENLARA HOUSE,
MOUNT KENNETT PLACE,
LIMERICK CITY,
LIMERICK V94A302**

PRICE: €90,000



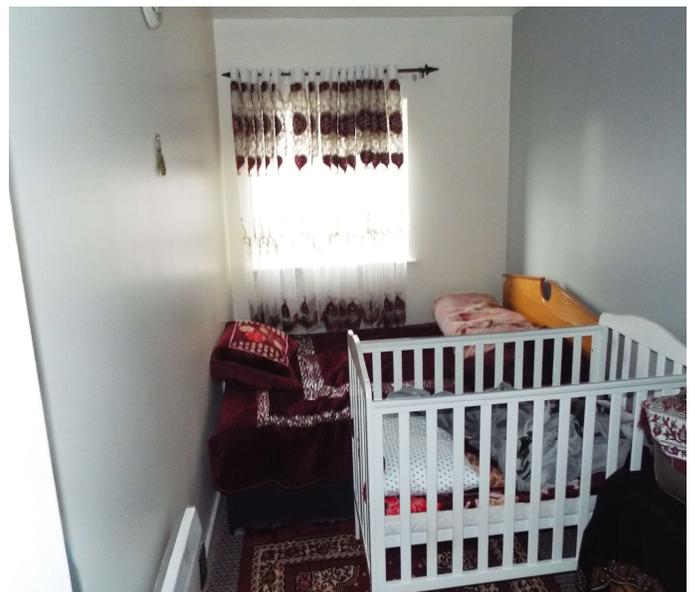
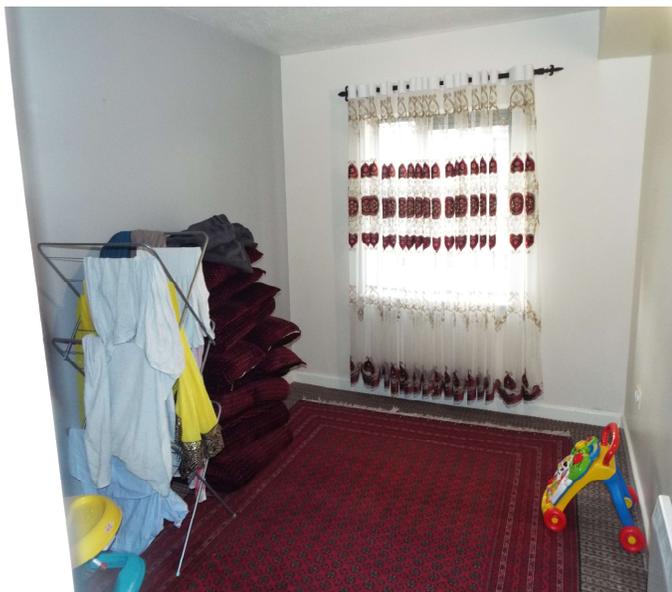
DESCRIPTION

We are pleased to bring this well presented two 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 property comprises of a second floor well laid out apartment to include kitchen / dining room / living room, two double bedrooms, bathroom and store room/hotpress.

The unit is being sold with the tenant in situ and includes the Landlord's contents.

The property was let on the 6th November, 2018 at a rent of €1,000 per month. HAP pays €650 per month and the tenant pays the balance to the Landlord.





SPECIAL FEATURES

Storage heating

Double glazed windows

2 double bedrooms

City centre location

Close proximity to all local services and amenities

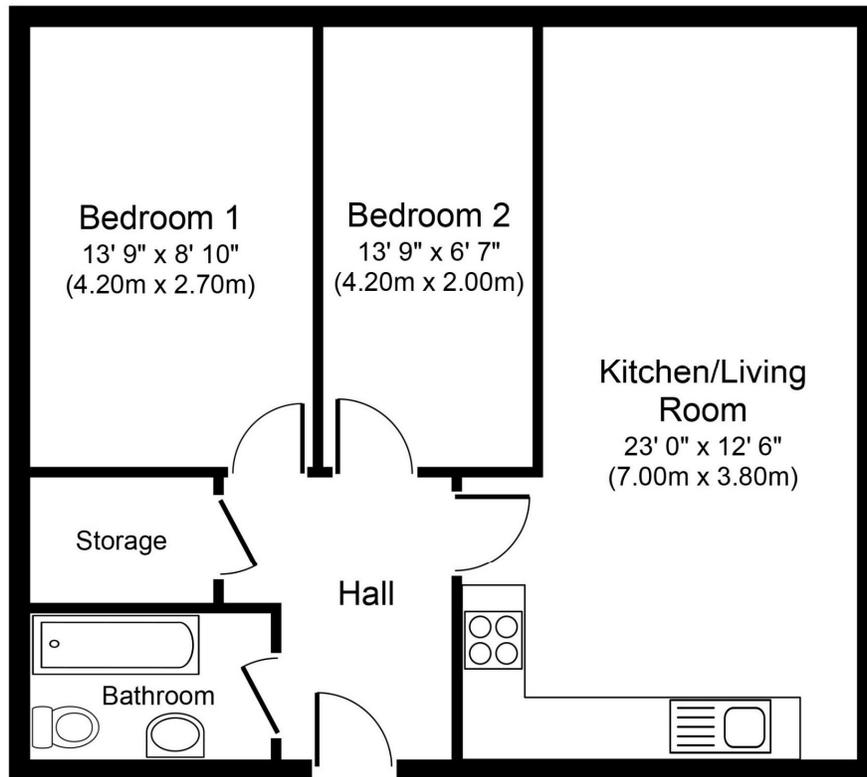
Ideal investment property with good return

C. 600 Sq. Ft.



ACCOMMODATION

- Entrance Hall
- Bathroom Bath. W.C. Wash hand basin.
- Store Room / Hotpress
- Kitchen / Living Room / Dining Room 7.0m x 3.8m Built in wall and floor units.
- Bedroom 1 4.2m x 2.7m Double.
- Bedroom 2 4.2m x 2.0m Double.



Approximate Floor Area
592 sq. ft.
(55.0 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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PRICE

€90,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

MANAGEMENT COMPANY DETAILS

The Management Company for this development is Aviary Estates.
 The service charge for 2019 was €1,639.57 per annum.

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
 P: 061 410 410
 E: decourcyodwyer@propertypartners.ie

**PROPERTY
 PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.



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PSRA No. 002371