



Apt. No. 305 The Old Infirmary, John's Hill, Waterford. X91E727.

For Sale

€127,000

Bedrooms: 1
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 45sq.m. /c. 484sq.ft.

BER EXEMPT

PSRA Licence Number: 004069

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DESCRIPTION

Attractive front facing first floor one bed roomed apartment within the main building of the sympathically restored and extended Old Infirmary building. Originally built in 1897, the main building was extensively refurbished and modernised in 2002 and is situated in the desirable John's Hill area of Waterford City. Extending to c. 45sq.m., the property comprises of entrance hall, open plan living room / kitchen / diner, one double bedroom and main shower room. The property benefits from wooden double glazed sash windows and heating is provided by electric storage heating. The property is exceptionally well maintained and well managed. Management Company: The Old Infirmary Waterford Management Co. Ltd – Management Company Fee PA €950. The property is currently let out at a monthly rent of €800 pm but can be sold with vacant possession.

LOCATION

Within the private development of Johns Hill, just minutes away from Waterford City Centre and all local amenities. The property is also a short stroll from Tesco, TK Maxx, Odeon Cinema and the Peoples Park as well as a number of primary and secondary schools and sports facilities.

ASKING PRICE €127,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**





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ACCOMMODATION

Entrance Hall **1.92 x 1.88**

Laminate wood flooring.

Open Plan Living Room/Diner **4.33 x 4.26**

Laminate wood flooring. Blinds to windows.

Galley Kitchen **1.63 x 3.61**

Tiled flooring. Fitted kitchen with tiled splash back, integrated oven and hob.

Bedroom 1 **3.39 x 3.13**

Laminate wood flooring. Fitted wardrobe. Blinds to window.

Shower Room **1.92 x 1.78**

Tiled flooring. WC. WHB. Shower. Walls partially tiled.

FEATURES

Gated City Centre location

Ample on site parking

Lift Access

Electric storage heating

BER

Rating: Exempt.



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