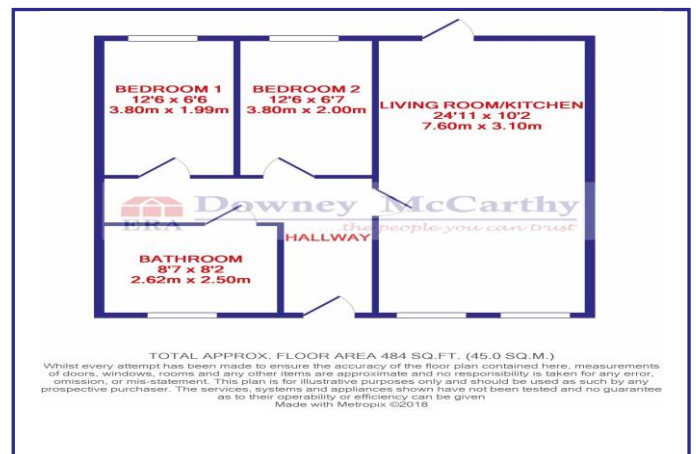


**Apt 24 Hanover Mews, Hanover Street, City Centre Sth,
 Cork City** **BER E2**



ERA Downey McCarthy are delighted to present the market this excellent 2 bedroom city centre apartment. The property is ideally located between Cork City centre and UCC. Accommodation includes reception hallway, open plan kitchen/living area, two bedrooms and a main bathroom. An ideal investment.



€125,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 3.1m x 1.0m
- Open Plan Kitchen/Living Area 7.6m x 3.1m

The entrance hallway has a storage heater, carpet flooring, one centre light fitting, smoke alarm, an intercom for the main door and thermostat control.

The kitchen area has two velux windows overlooking the back of the property, one centre light fitting, ample power points, extractor fan, oven, tiled splash back, vinyl flooring and teak units on eye and floor level.



The living area has one radiator with an electric insert, one centre light fitting, ample power points, carpet flooring and sliding doors lead onto a small balcony.



- Bedroom 1 3.7m x 2.0m

This bedroom has carpet flooring, one Velux window looking over the front of the property, electric radiator and one centre light fitting.



- Bedroom 2 3.8m x 2.0m

Access to the hot press is gained from this room. This bedroom has an electric radiator, one centre light piece, ample power points, built-in wardrobes and carpet flooring.



- Family Bathroom 2.5m x 2.0m

The bathroom has one Velux window, vinyl flooring, wash hand basin with a tiled splash back, one radiator, a bath, w.c. and one centre light fitting.



Features

- 484 sq.ft.
- Car parking space
- Adjacent to UCC and city centre
- Electric storage heating
- Double glazed windows
- Modern fitted kitchen
- Selling with vacant possession
- Annual Management fee 1,500 per annum

Directions

See eircode T12CF74.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith



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