



FOR SALE BY PRIVATE TREATY

**APARTMENT 108,
MOUNT KENNETT APARTMENTS,
MOUNT KENNETT PLACE,
DOCK ROAD,
LIMERICK CITY V94DP86**

PRICE: €175,000

BER E2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to bring to the market this well presented one bed roomed first floor apartment.

The subject property is located in Limerick city centre in an established residential / commercial location and opposite the River Shannon.

The apartment comprises of entrance hall, living room / dining room / kitchen, one bedroom and bathroom.

This apartment would provide for an excellent opportunity to enter the property market as an owner occupier.





SPECIAL FEATURES

- City centre location
- First floor apartment
- One bedroom
- Electric heating
- Lift service
- Close proximity to all services and amenities

ACCOMMODATION

- **Entrance Hall**

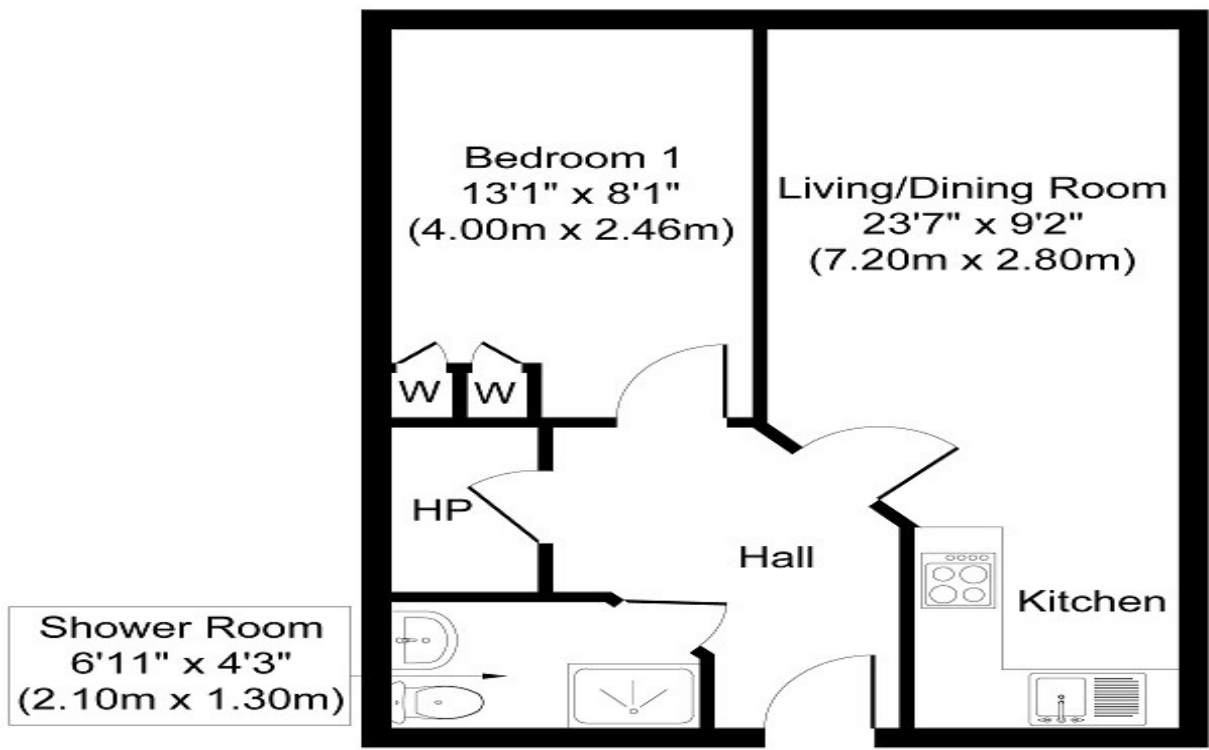
Hardwood entrance door. Laminate floor. Hot press with dual immersion.
- **Living Room / Dining Room / Kitchen**

Kitchen - ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Electric oven. Ceramic four plate hob. Extractor fan. Plumbed for washing machine. Recessed lighting.
- **Bedroom 1**

Carpet flooring. Fitted wardrobes.
- **Bathroom**

Electric shower. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Block Mgt. Company**

The Block is managed by Aviary Estates. We have been advised the Service Charge for 2025 was c. €1,416.00pa.



Approximate Floor Area
415 sq. ft
(38.59 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

€175,000

DIRECTIONS

Google Map: V94DP86

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

Contact Agent

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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.