

14 North Quay Place, Popes Quay, Cork



ERA Downey McCarthy are pleased to present to the market this four bedroom, first floor apartment in the ideally located complex of North Quay Place, Cork City. This is a superb investment opportunity and its location is second to none, with all amenities within close proximity.



AMV: €225,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Rental income €1,618 per month
- Approx. 75 Sq. M. / 807 Sq. Ft.
- Built in 1994
- BER C2
- Double glazed PVC windows
- Electric heating
- Superb city centre location
- Close to all essential and recreational amenities
- Management fees €1,420 per annum

| RECEPTION HALLWAY

6.92m x 0.97m (22'7" x 3'1")

A timber door allows access to the main reception hallway. The hallway features laminate timber flooring, one electric radiator, two light pieces and access to a hot press.



| OPEN PLAN KITCHEN/DINING/LIVING

5.96m x 3.76m (19'5" x 12'3")

A timber door with glass panelling allow access to the open plan kitchen/dining/living. The living area has tile flooring, one centre light piece, one radiator and one large window to the front of the property which allow extensive natural light to fill the room. There is an opening allowing access to the kitchen/dining room.



The kitchen has one window to the front of the property, one centre light piece, tile flooring and ample power points. The kitchen includes units at eye and floor level with worktop counter and tile splashback, stainless steel sink, washing machine and an oven/hob/extractor fan.



| BEDROOM 1

2.38m x 3.88m (7'8" x 12'7")

This double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, one radiator, power points and built-in storage.



| BEDROOM 2

2.36m x 2.99m (7'7" x 9'8")

This double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, one radiator, power points and built-in storage.



| BEDROOM 3

2.39m x 2.96m (7'8" x 9'7")

This double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, one radiator, power points and built-in storage.



| BEDROOM 4

2.38m x 2.96m (7'8" x 9'7")

This double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, one radiator, power points and built-in storage.



| SHOWER ROOM 1

2.08m x 2.95m (6'8" x 9'6")

This shower room features a three piece suite including a shower cubicle, floor and wall tiling, one window to the front of the property and one centre light piece.



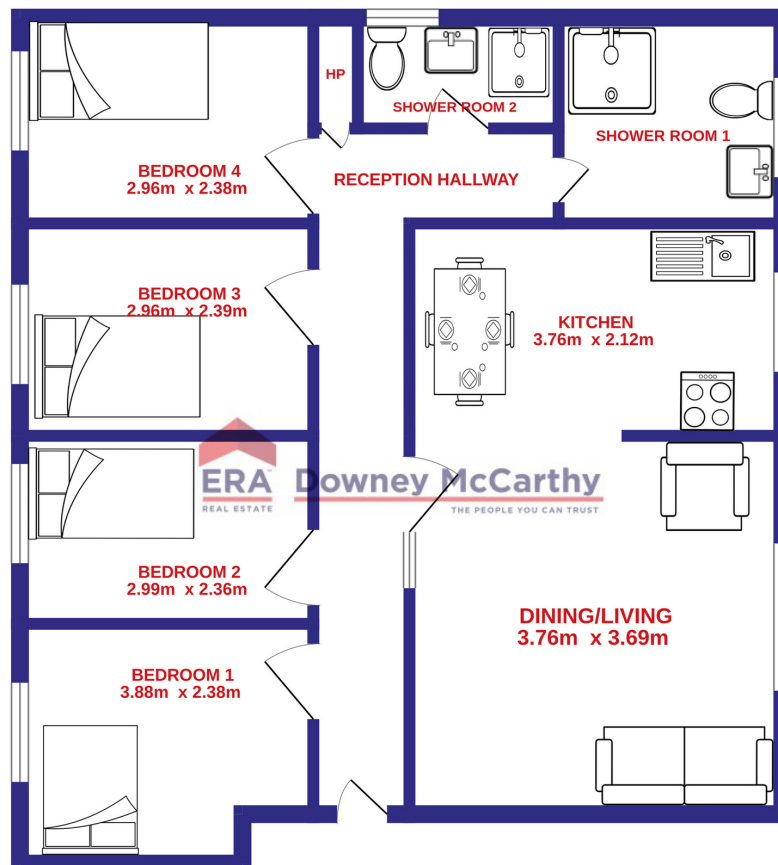
| SHOWER ROOM 2

1.44m x 2.56m (4'7" x 8'3")

This shower room features a three piece suite including a shower cubicle, floor and wall tiling, one window to the side of the property and one centre light piece.



| FLOOR PLAN



TOTAL FLOOR AREA : 75.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| DIRECTIONS

Please see Eircode T23 WA25 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

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