

For Sale by Private Treaty**Apt 6 The Drive, Harbour Heights, Passage West, Co. Cork T12 F856**

A wonderful two-bedroom first floor apartment within a small block of just 11 apartments. No.6 The Drive is in excellent condition having been owner occupied since construction. The highlight of the apartment is the abundance of light and in particular to the living room with dual aspect windows and a fabulous west facing balcony. Double doors from the living room open onto a decked area with good space to enjoy the sunshine.

Harbour Heights is an attractive residential development located at the very eastern end of the Rochestown Road. Opposite the development is a coffee shop, pharmacy and Aldi supermarket. The Marina to Passage waterside Greenway is accessible within a five-minute walk from the property.

Accommodation is well proportioned with two bedrooms (master en-suite) a family bathroom and an attractive open plan living room, dining room and kitchen. No.6 is in excellent condition throughout with an array of good quality fixtures and fittings.

**FIRST FLOOR
APARTMENT****2 BED - 2 BATH****837sq.ft. (78sqm.)****Agent: Suzanne Tyrrell**
Phone: 0866079200**Viewings Strictly By Appointment**

Accommodation

Entrance Hall with semi-solid polished wood flooring.

Cloak cupboard and Hot press

Open Plan Living Area

With semi-solid polished wood flooring. Double doors open onto the balcony.

Kitchen Area

With tiled floor and splash back, fitted floor and eye level units. Granite worktop. Integrated dishwasher, washing machine and fridge freezer. Electric hob and oven. (all appliances purchased 12 months ago).

Bedroom 1

Carpet floor covering. Fitted wardrobes.

En-suite – tiled floor to ceiling with shower, wc and wash hand basin.

Bedroom 2

Carpet floor covering. Fitted wardrobes.

Bathroom

Tiled throughout with bath (shower over) wc and wash hand basin.

Features:

- ◆ In excellent decorative order
- ◆ Gas Fired Central Heating
- ◆ PVC Double glazed windows
- ◆ Annual service charge €1,100
- ◆ Stair & Lift Access Available
- ◆ One assigned parking space
- ◆ Overall Floor Area 837sq.ft/78sq.m approx.

