

**PROPERTY  
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**de Courcy  
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14 Richmond Court,  
Mount Kennett,  
Dock Road, Limerick.

**O**n the instructions of the receiver Mr. Michael McAteer we bring this well presented two bedroom apartment to the market place.

The subject property is located in Limerick City Centre in an established residential location and opposite the River Shannon.

**T**he subject property comprises of a first floor well laid out apartment to include kitchen/living room , two good sized bedrooms, bathroom, good sized hall area, storage cupboard and hot-press.

**Price**

Region €33,000

Barrack House, O'Connell Avenue, Limerick.  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

## Accommodation

Accommodation	Size	Description
Hallway		Good sized entrance hallway with hotpress and storage cupboard.
Living Room/Kitchen/Dining Room	c.270 Sq. Ft.	The kitchen area comprises of built in wall & floor units to include oven, hob & extractor fan. Tiled floor & splashback area. The living room area benefits from access to a balcony.
Bedroom 1	c.105 Sq. Ft.	Built in wardrobes.
Bedroom 2	c.131 Sq. Ft.	Built in wardrobes.
Bathroom		WC Wash hand basin.Bath. Tiled floor. Part tiled walls.

### Special Features

- \* Well located development in Limerick City Centre
- \* Good surrounding services & amenities
- \* Option to rent adjoining car parking space
- \* BER Rating: D2

- \* Purchaser will become a member of the management company
- \* Service charge to include sinking fund
- \* Management Company - Aviary Estates
- \* Service Charge for 2013: €1131 (this may change year to year)



PRSA Licence 002371

#### Viewing strictly by appointment

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