



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

43 Grand Parade, Cork.  
tel: 021 427 1127  
info@caseyandkingston.ie  
www.caseyandkingston.ie



Apartment 8 Copley Hall, Cork City Centre is a wonderfully bright and spacious 2 bed-roomed 1st floor apartment within walking distance of Cork City Centre and the South Link Road Network. This well-maintained, modern apartment is being sold fully furnished. It includes a southwest facing dual aspect balcony which gets sun almost all day long. Great opportunity for a city centre apartment in a very well maintained development.

Address 8, Copley Hall, Cotters Street, Cork City Centre T12 AE38

Advised Market Value (AMV) €295,000

**For Sale**  
by Private Treaty



**Reception Hall: 2.58 X 2.94m**

Spacious hallway with access to all room. 3 storage cupboards. Airing cupboard which houses fully insulated dual immersion. Plumbed for washer/dryer.

**Living/Dining Room/Kitchen: 6.16 X 5.92m**

Spacious, L-Shaped, light filled space with double aspect floor to ceiling windows. Polished oak floor through out.

**Kitchen Area**

L-Shaped, fully fitted kitchen including eye level cupboards and black granite work top. Integrated fridge freezer, ceramic hob and extractor fan, dishwasher, eye level cooker and microwave. Round sink unit with mixer taps.

**Balcony 2.0 X 2.0m**

Access from Kitchen area to fabulous south west facing dual aspect corner balcony.



**Bedroom 1 3.3 X 3.1m**  
Spacious light filled double room with floor to ceiling window. Built in double wardrobes, floor to ceiling.

**Ensuite: 1.94 X 1.66m**  
Full bath with overhead integrated power shower. Integrated wall hung WC and basin. Large storage area behind mirrored doors. Heated towel rail. Tiling to floor partially tiled walls.

**Bedroom 2 4.0 X 2.95m**  
Very spacious double bedroom with floor to ceiling window. Double built in wardrobes, floor to ceiling.

**Bathroom 2.04 X 1.53m**  
Shower cubicle with integrated power shower. Integrated, wall hung WC and sink. Large storage area behind mirrored doors. Heated towel rail. Tiling to floor partially tiled walls.





### **Features**

- 1st floor well maintained apartment
- Sale includes all furniture, fixtures and fittings
- Corner balcony with south west aspect
- Lift to all floors
- Fabulous city centre location close to all amenities
- Gas fired central heating with new Viessmann boiler
- Double Glazing through out
- Security intercom to main entrance
- Very well-maintained development, managed by Absolute Property Management
- Annual service charges €1,200 which includes rubbish fees, cleaning of communal areas and insurance.

**Total Floor Area:** c 76.48m<sup>2</sup>.

### **BER Details:**

BER: B3

BER No: 113151104

Energy Performance Indicator:134.78kWh/m<sup>2</sup>/yr

***INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS—  
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK***

### **CONDITIONS TO BE NOTED**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.