

***Apt 308 Harbour Court, Lower Quay Street,
Sligo F91 FW35***

BER B3

3 Bedroom Apartment 69 m² / 750 ft²

Guide Price: €210,000



308 Harbour Court is a bright, spacious three-bedroom second floor apartment, very well positioned within this popular and conveniently located development. With its bright west-facing aspect, the property enjoys lovely views towards Knocknarea and Benbulbin Mountains. This unit has the tremendous benefit of a private, secure off-street car parking space within the ground floor car park.

The accommodation is well laid out and includes a generous open-plan living / dining room and kitchen, three bedrooms – all with fitted wardrobes, a family bathroom and separate en-suite. The west-facing living / dining room enjoys an abundance of natural

light, with French doors opening onto a Juliet balcony, allowing the room to take full advantage of the afternoon and evening light and summer sunsets.

The apartment has recently been substantially renovated, including new energy-efficient electric radiators, new fitted kitchen units and appliances, and new high-quality walnut-effect laminate flooring to the living area.

Harbour Court is ideally situated in the heart of Sligo town centre, with a wide range of shops, restaurants, cafes and other amenities close by. This is an excellent choice for owner-occupiers, first-time buyers, those looking to downsize or investors.

Accommodation

Entrance Hallway		Tiled Flooring
Living / Dining Room	5.1m x 3m	French doors to bright west facing aspect. New walnut-effect laminate wood flooring.
Kitchen	4.2m x 2m	Newly fitted contemporary kitchen units with tile splashback. All appliances included in sale. New walnut-effect laminate wood flooring.
Bedroom No.1	5.1m x 2.4m	Fitted wardrobe. Laminate wood flooring
En-suite	1.8m x 1.6m	Fully Tiled
Bedroom No.2	4.1m x 2.2m	Fitted wardrobe. Laminate wood flooring
Bedroom No.3	4.1m x 2.0m	Fitted wardrobe. Laminate wood flooring
Bathroom	1.8m x 1.6m	Fully Tiled
Store / Hot Press	1.8m x 1.2m	

Features include:

- Secure, private off street car parking space.
- Electric C.H. New energy-efficient electric radiators installed throughout.
- Double glazed uPVC windows.
- Bright spacious apartment – west facing aspect.
- Substantially upgraded in recent years.
- Very well maintained and managed apartment building.
- Management Co Fees c. €1,800 per annum. Includes block policy insurance, general maintenance and refuse.
- Convenient town centre location.
- Mains services
- High speed broadband available in area.
- BER: B3 BER No: 100745934 Energy Performance Indicator: 136.35 kWh/m²/yr

Entrance Hall



Kitchen / Dining



Living – Dining Room



Bedroom No.1



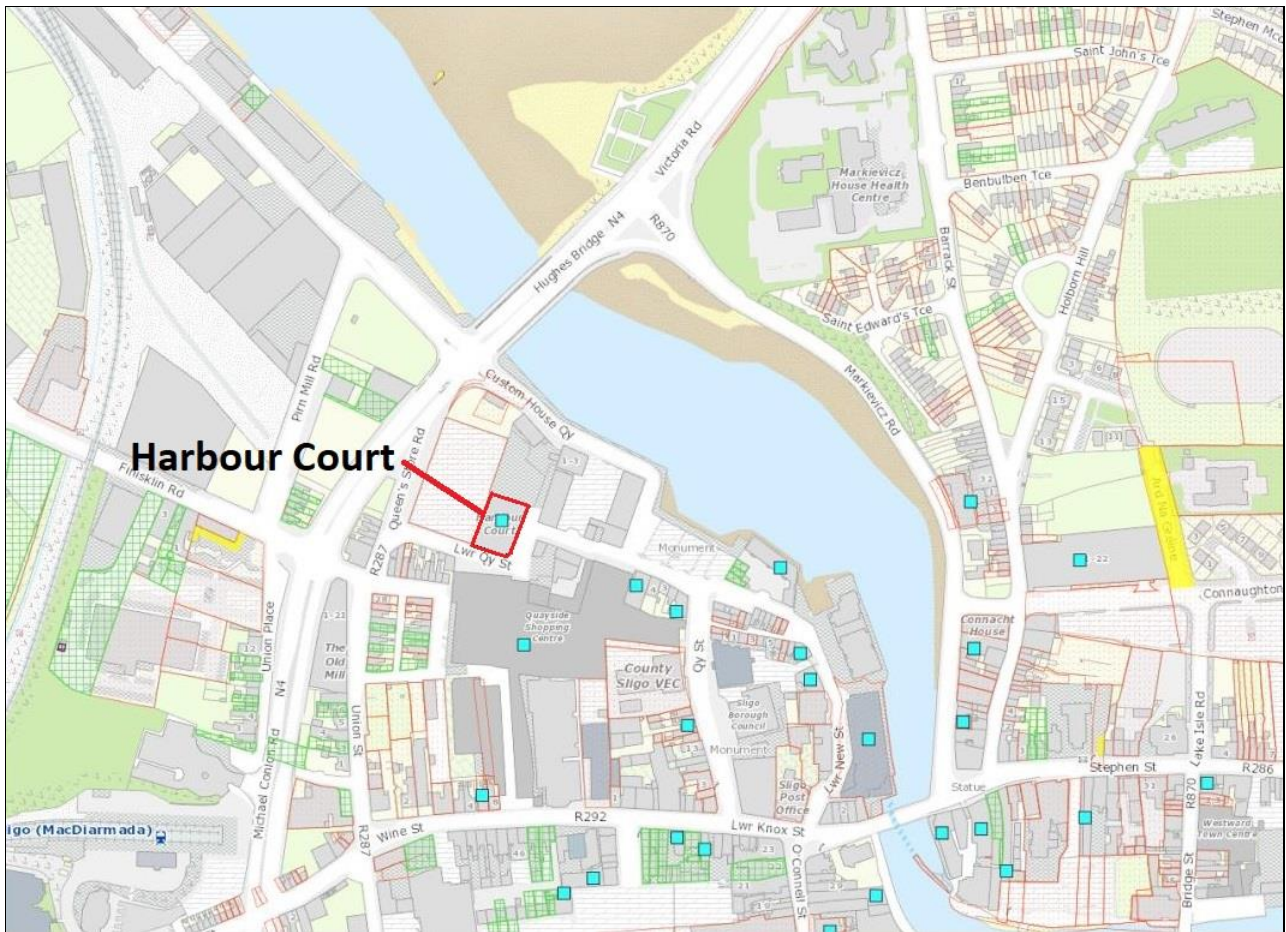
Bedroom No.2



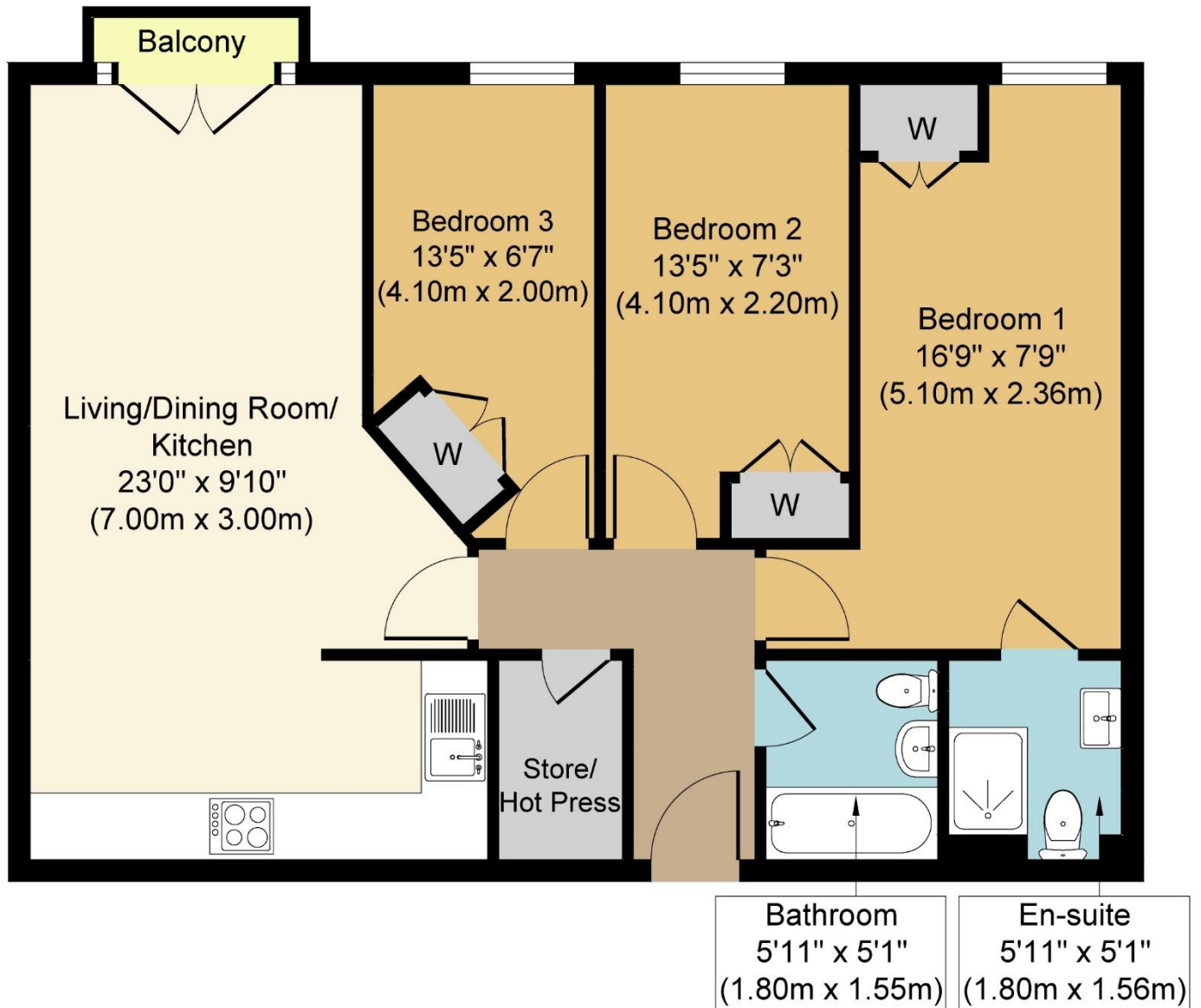
Bathroom



En-suite



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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