

**No.402 Harbour Court, Lower Quay Street,
Sligo F91 NW18**

BER B3

3 Bedroom Apartment 87.6 m² / 943 ft²

Guide Price: €165,000



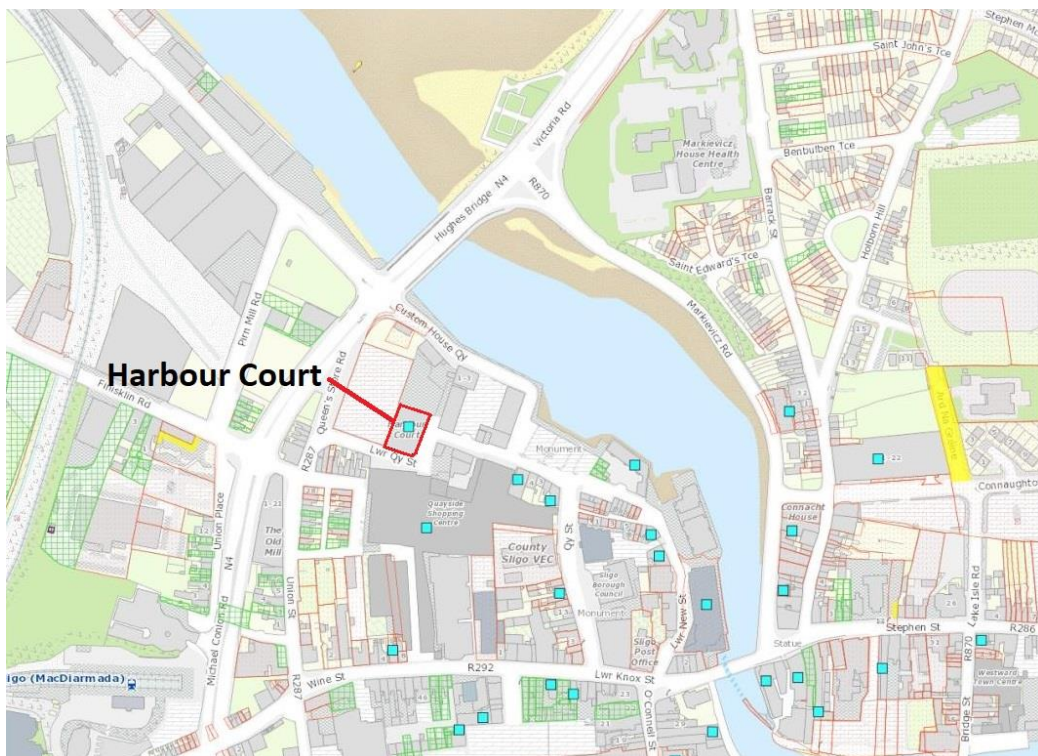
Particularly spacious 3 bedroom, top floor apartment in the highly sought after Harbour Court apartment complex. Set in a most convenient town centre location, the property is strolling distance to a host of amenities. The unit has an excellent B3 energy rating. It has been completely redecorated, and is presented in superb condition, making it an excellent opportunity for owner occupiers and investors alike. The apartment has the benefit a very large master bedroom with en-suite, and a most generous living space with access to a south facing balcony. Viewing is highly recommended.

Accommodation

Entrance Hall		New carpet flooring.
Living / Dining Room		New carpet flooring. Door to balcony.
Kitchen		New linoleum flooring.
Bedroom No.1	4.1m x 2.1m	Fitted wardrobe. New carpet flooring.
Bedroom No.2	4.1m x 2.4m	Fitted wardrobe. New carpet flooring.
Bedroom No.3	5.2m x 3.7m	Fitted wardrobe. New carpet flooring. Shower En-suite off
En-suite	2.4m x 1.7m	Part tiled. New linoleum flooring
Bathroom	2.2m x 1.7m	Electric shower. Part tiled. New linoleum flooring
Hot press / Storage		New linoleum flooring

Features

- Bright spacious apartment – No.402 is the largest unit in the complex.
- Electric storage heating.
- Velux windows. uPVC door to balcony.
- Completely redecorated. New flooring to all rooms.
- Very well maintained and managed apartment building.
- Management Co Fees c. €1,700 per annum. Includes block policy insurance, general maintenance and refuse.
- Convenient town centre location.
- South facing balcony.
- Mains services
- High speed broadband available in area.
- BER: B3 BER No: 100688845 Energy Performance Indicator: 147.86 kWh/m²/yr



Living / Dining Area



Kitchen



Bedroom No.3



Bedroom No.2



Bedroom No.1



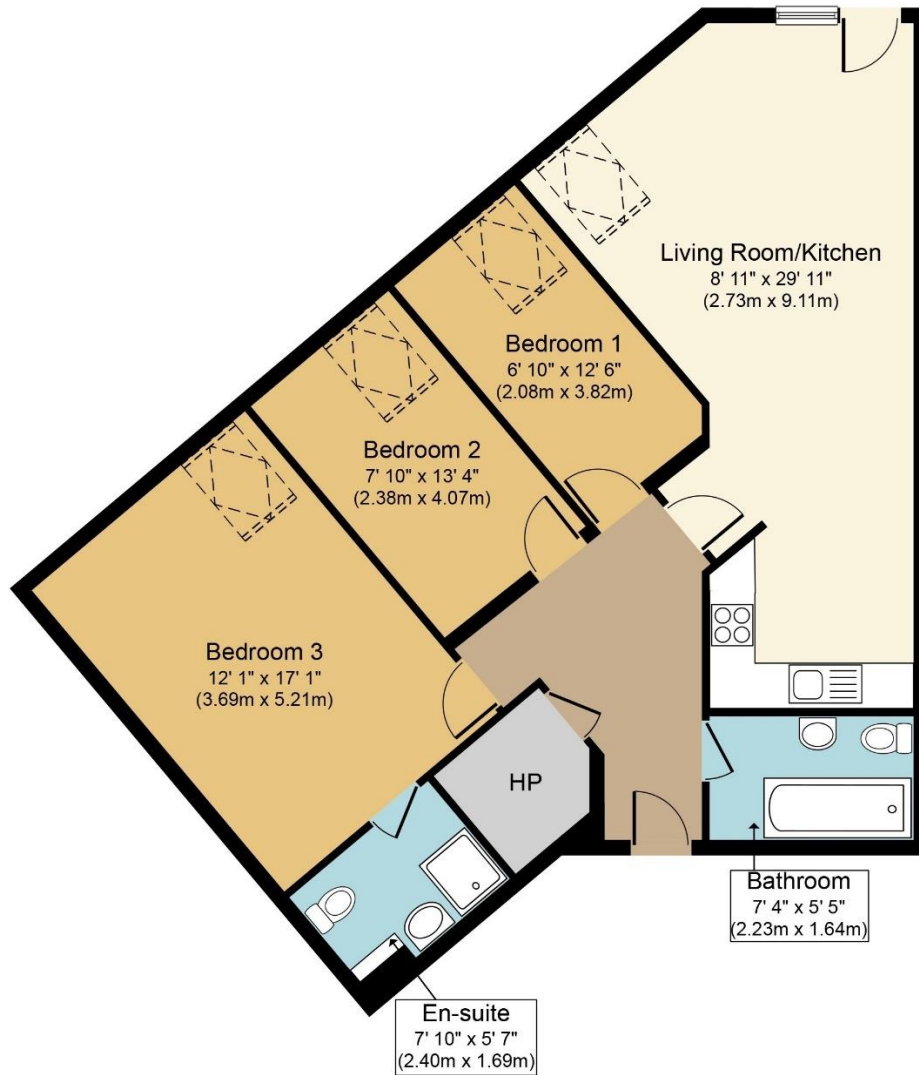
Bathroom



En-Suite Shower Room



Floor Plan – For Indicative Purposes Only



Contact Negotiator

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Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland