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**PENTHOUSE FISHERMAN'S QUAY,
GROVE ISLAND, CORBALLY,
LIMERICK.**

We are delighted to be offering for sale this very spacious and well presented two bedroom, fourth floor penthouse apartment, comprising of approx. C. 94 sq. mtrs.. The penthouse is conveniently located in this modern complex of residential units with views overlooking Limerick City and the Shannon River.

The property benefits from many attractive features to include double height ceiling in the living room area, extensive balconies on 3 sides of the property and a lift service which is accessible only to the occupier of the penthouse.

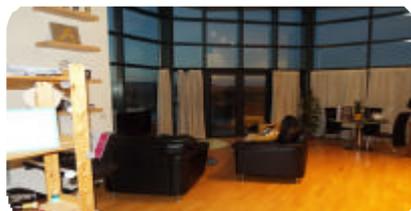
The accommodation comprises of entrance hallway, 2 double bedrooms, main ensuite, large bathroom, extensive living area with double height ceilings, kitchen, double doors leading to large balcony area with superb views.

Price Guide:

Region €150,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 **Email** decourcyodwyer@propertypartners.ie

Accommodation	
Accommodation	Description
Entrance Hallway	Private lift access and stairwell to hallway. Timber flooring.
Open plan Kitchen / Dining Room / Living room	Kitchen with array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Tiled floor. The living / dining room area benefits from double height ceilings and full height double-glazed windows, with views overlooking Limerick City. Double doors leading to an extensive balcony area which wraps around 3 sides of the unit. Timber floors throughout.
Bedroom 1	Double built-in wardrobes.
Ensuite	Fully tiled shower cubicle. W.C. Wash hand basin. Extractor Fan and heater. Tiled floor.
Bedroom 2	Double built-in wardrobes.
Bathroom	Corner bath. W.C. and wash hand basin. Separate shower. Tiled floor.
Special Features	Outside
* Very large apartment of C.94sq.m. * 2 double bedrooms * Electric heating * Extensive views over the River and City * Penthouse unit * Good condition throughout * BER Rating: E1	* Large wrap around balcony areas with City and River views.
	Parking
	* We have been advised there are no car parking spaces with the unit. However, there is an option to rent via the Management Company.
	Management Company Details
	* Management Company - Grove Island Management Block B Ltd. * Service Charge for 2016 - €1,250 per annum (this may change year to year).



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Viewing strictly by appointment

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