



37 Pery Court, Upper Mallow Street,  
Limerick V94 A7Y4



Guide Price  
€190,000



GVM presents to the market an impressively spacious 2 bedroom penthouse apartment overlooking the majestic People's Park. This large south-facing property (62.3 m2) offers French doors and three large windows, each overlooking the park, filling the bedrooms and living area with great natural light. The large apartment is an ideal living and home working space, within walking distance of a wide range of amenities.





Pery Court is recognised as a prime location with a very well managed apartment complex, containing just 6 apartment units. Each apartment enjoys the benefit of an allocated parking space accessed via automated gates to an enclosed car park. No 37 is part of the Pery Court 2 boutique management complex and is just 2 minutes walk to Colbert Train and Bus Station and only 5 minutes walk to the central business district of the city. Included is a very substantial attic area ideal for storage or possible conversion.



This hugely popular complex is adjacent to Pery Square, the heart of Limerick's Georgian Quarter and the city's Art Gallery making this a tremendous opportunity for an owner occupier, retirees or investors. Available for immediate occupation having been recently redecorated. Inspection of this very special and centrally located penthouse apartment is very highly recommended.

#### Rooms:

Entrance Hallway : Storage press

3.05m (10'0") x 1.04m (3'5")



Living/Dining area

Door to balcony overlooking Peoples Park. A bright and spacious open plan room with fireplace. Laminate floor.

5.07m (16'8") x 3.05m (10'0")

Kitchen

Open plan to fully fitted Kitchen.

3.03m (9'11") x 1.09m (3'7")



Bedroom 1

Double Bedroom. Built in wardrobes. Carpet flooring.

2.08m (6'10") x 3.06m (10'0")

Bedroom 2

Double bedroom. Built in wardrobes. Carpet flooring,

3.01m (9'11") x 3.06m (10'0")



### Bathroom

Electric shower. Tiled.

2m (6'7") x 1.06m (3'6")

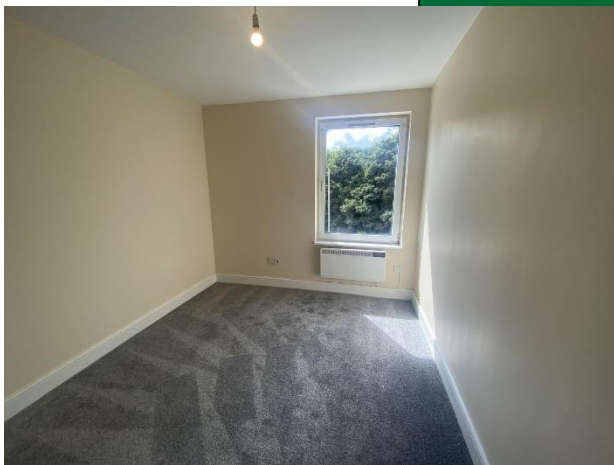
### Hot press

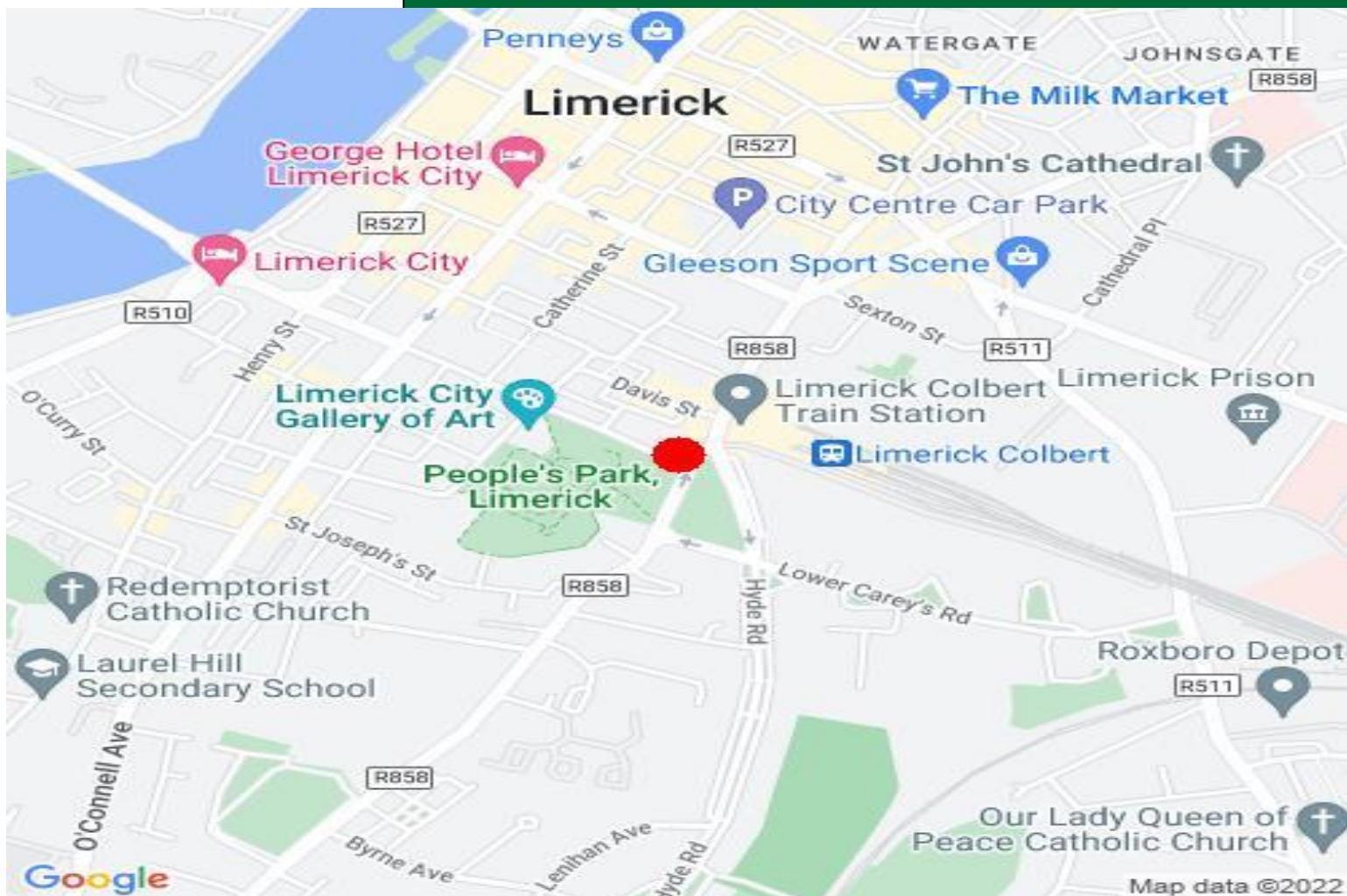
0.05m (2") x 1.08m (3'7")



### Features:

- ✓ Gated and dedicated car parking space
- ✓ Two minutes walk to Colbert Station, the central business district and Georgian Quarter
- ✓ Overlooking the majestic, handsome and tree lined Peoples Park
- ✓ Management fees of €950 includes wheelie bins and block insurance
- ✓ Immediately adjacent to the historical Pery Square and Georgian Quarter
- ✓ Electric storage heating
- ✓ Very substantial attic area suitable for conversion or extensive storage area
- ✓ Automated gated entrance to car park with great circulation area
- ✓ Spacious well proportioned living and bedroom accommodation





### Directions:

Enter V94 A7Y4 in your mobile device.

GVM sign thereon and visible off Mallow Street.

### Agent Information

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