



FOR SALE BY PRIVATE TREATY

**53 FISHERMANS QUAY,
GROVE ISLAND,
CORBALLY,
LIMERICK V94Y640**

PRICE: €170,000

BER C2



DESCRIPTION

We are delighted to be offering for sale this well presented two double bedroom two storey apartment of approx. c. 75 sq. mtrs. which is conveniently located in this modern complex of residential units and within a short stroll of the city centre and all its amenities.

The property has its own door entrance and internally comprises of Ground Floor - two bedrooms main ensuite, bathroom; First Floor - open plan kitchen and living area.

This property benefits from a private rear garden backing on to the Abbey River.

In our opinion this property would make for an ideal investment.





SPECIAL FEATURES

- Own door entrance
- Two storey unit
- Two double bedrooms
- Electric heating
- River Views
- Ensuite
- Good condition
- Communal car parking available with permit

Management Company details

Grove Island Management Block B Ltd.

Contact Details

garry@midwestpropertymaintenance.ie

Service Charge – 2022

€1,400 pa

ACCOMMODATION

- **Entrance Hallway** Glass panelled entrance door.
- **Bedroom 1** Fitted wardrobe.
- **Bedroom 2** Fitted wardrobe. Double glazed sliding patio door to private rear garden.

- **Ensuite** Fully tiled shower cubicle. W.C. Wash hand basin. Recessed lighting. Extractor fan and heater.

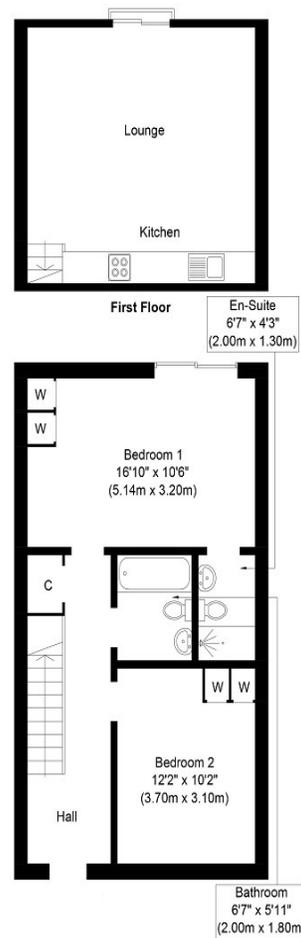
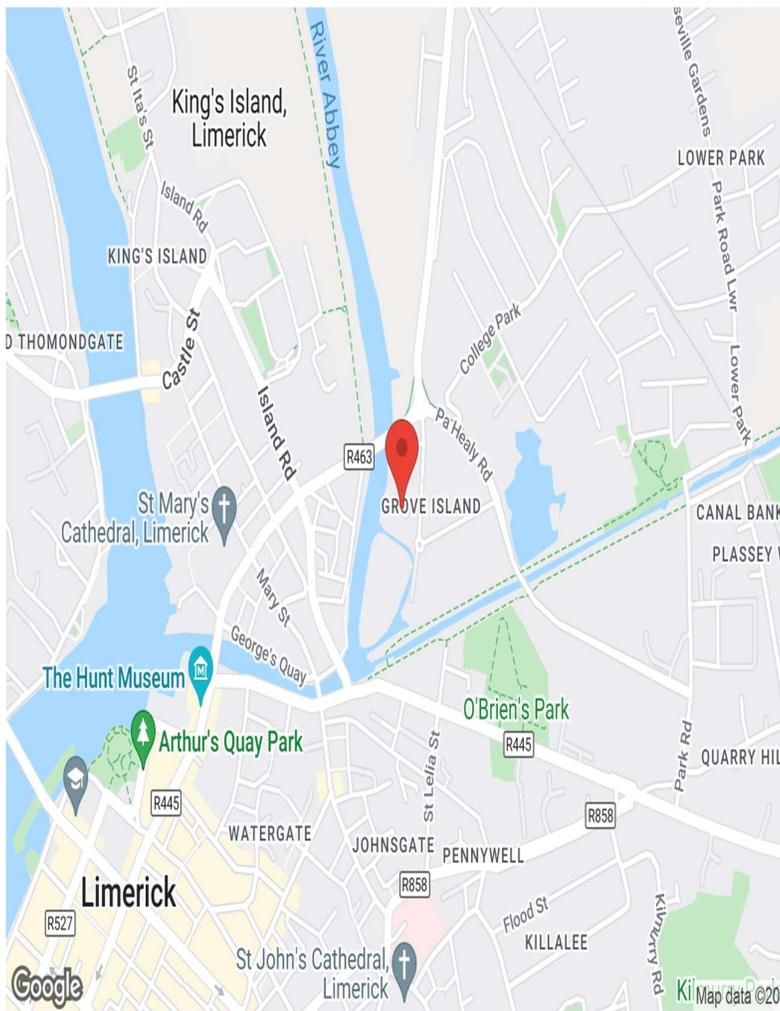
- **Bathroom** Bath. W.C. Wash hand basin. Partly tiled.
- **First Floor**
- **Open plan Kitchen / living room** Glazed wall in living area. Kitchen wall and floor units.

- **Outside** Private garden with a river view.

TENANCY AGREEMENT

The property is being sold with existing tenants to include Landlord contents.

The property is let from 1/11/20 at a passing rent of €1,229 per month.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRICE

€170,000

VIEWING DETAILS

By appointment only

Contact Negotiator

Brian O'Dwyer

DIRECTIONS

Google Map: V94Y640

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
M: 061 410 410
E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

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 De Courcy O'Dwyer.



www.propertypartners.ie

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