

GUIDE PRICE:

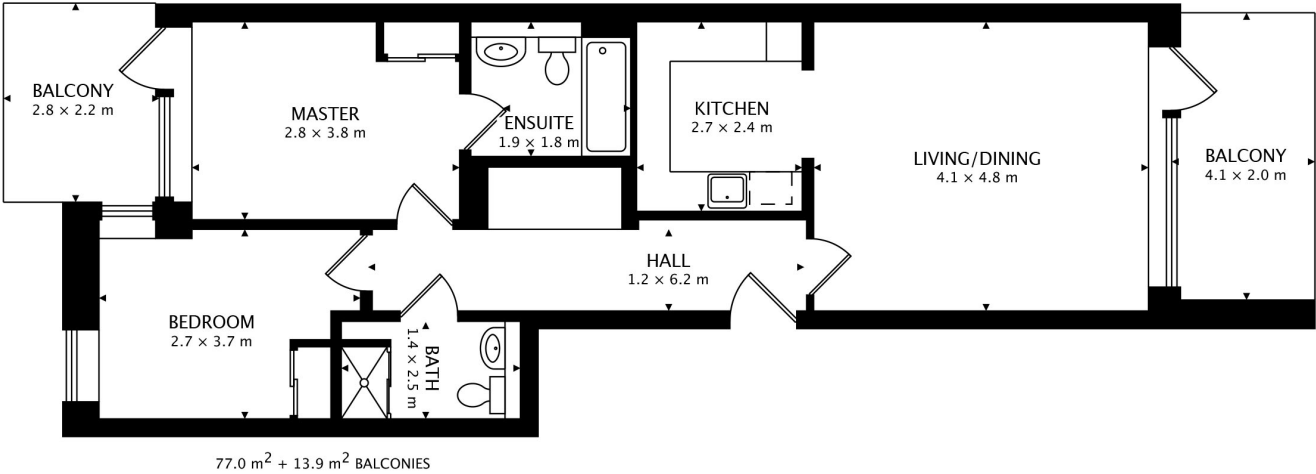
€400,000

VIEWING:

Brigid Downes | 085 1429565

Viewing by appointment with sole selling agents
REA O'Connor Murphy

FLOOR PLANS



BER: **BER B2** Energy Performance Indicator: 105.61 kWh/m²/yr
* Please note that some BERs have been issued with a Provisional status.

For further information:

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DIRECTIONS

From Cork city, travel to Washington Street, make your way through the first set of traffic lights, follow the road for circa 100 yards taking a left turn into The River Lee Hotel. Lancaster Gate is on the left hand side.

RESIDENTIAL



FOR SALE BY PRIVATE TREATY

39 The Fastnet

Lancaster Gate, Lancaster Quay, Cork
2 Bedrooms | 77 sqm (829 sqft)

Guide Price €400,000

BER B2

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DESCRIPTION

A stylish two bedroom fourth floor apartment situated in the highly regarded Lancaster Gate development on Western Road, which is known for its quality, convenience and desirability.

The light filled interior comprises; a generously sized entrance hall with extensive storage, galley style kitchen, open-plan living/ dining area which opens out to a balcony overlooking the courtyard. Both bedrooms have built in wardrobes and the master ensuite bedroom leads out onto a second balcony. The main bathroom completes the accommodation. This property also comes with a designated parking space in the secure, underground car park.

Well designed to maximise light and space whilst being in good decorative order throughout. The balcony areas deserve special mention as this enclosed space is a refreshing city space that offers clear water views and is finished with toughened glass, stainless steel balustrade and decking.

Considered one of Cork City`s most iconic complexes with views spanning all directions, Number 39 The Fastnet is sure to excite first time buyers or equally savvy investors.

Apartments like this, in quality developments such as Lancaster Gate, are a rare open market offering in Cork City. Whilst the hustle and bustle of the city is only moments away you are blissfully unaware when at home in 39 The Fastnet.

LOCATION

Unrivalled setting overlooking Cork City enjoying stunning river and cityscape views. Home to a variety of neighbourhood bars, bistros, cafes and restaurants.

SPECIAL FEATURES

- Stunning two bedroom 4th floor apartment with calming River Views
- Extending to circa 78sqm (840 sq ft)
- Highly regarded and desirable Lancaster Gate development on Western Road
- Presented in good decorative order throughout
- One secure allocated parking space included
- Private and secure development within 5 mins walk of Patrick`s Street

SERVICES

- Gas fired central heating
- Management charge: Circa €1,600 per annum.

ACCOMODATION

Fourth Floor Apartment
Entrance Hall 1.2m x 6.2m

Open Plan Living/Dining 4.1m x 4.8m

Galley Kitchen 2.7m x 2.4m

Bedroom 1 (Master) 2.8m x 3.8m

Ensuite 1.9m x 1.8m

Bedroom 2 2.7m x 3.7m

Bathroom 1.4m x 2.5m