

25 Lee Vista, Lee Road, Cork



ERA Downey McCarthy are delighted to offer to the market this two bedroom, third floor apartment located within the private and gated complex of Lee Vista on the Lee Road, Cork and offering beautiful views across the city. A superb investment opportunity or first time buy, viewing comes highly recommended. Accommodation consists of reception hallway, superb open plan kitchen/dining/living area, two spacious bedrooms, one ensuite bathroom and the main family bathroom.



AMV: €225,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 67 Sq. M. / 721 Sq. Ft.
- Built in 2000
- BER B3
- Double glazed PVC windows
- Electric heating
- Two spacious double bedrooms
- Balcony area with South facing aspect
- Beautiful views across Cork
- Private parking within a gated and secure complex
- 30 minutes' walk to University College Cork / 10 minutes' drive to Cork city centre
- Easy access to N22 road network
- Rental potential €1,850 per month
- Management fees €2,150 per annum

| RECEPTION HALLWAY

6.92m x 0.94m (22'7" x 3'0")

A timber door allows access to the main reception hallway. The hallway features laminate timber flooring, one centre light piece, a storage heater, access to the hot press and a power point.



| OPEN PLAN

KITCHEN/DINING/LIVING

5.14m x 6.25m (16'8" x 20'5")

A superb and light-filled open plan kitchen/dining/living area is located to the front of the property and has a South facing aspect.

The room features laminate timber flooring, one large electric radiator, two light pieces, ample power points. There is one large window and a cast iron balcony area, both offering beautiful views across Cork and the River Lee.



The kitchen features fitted units at eye and floor level in a U-shape with worktop counter and tile splashback. The kitchen includes a breakfast bar, two washing machines, a dishwasher, freezer, under counter fridge, oven, hob, microwave, extractor fan and stainless steel sink.



| BEDROOM 1

3.3m x 3.54m (10'8" x 11'6")

This large double bedroom has carpet flooring, built-in wardrobes, electric radiator, one centre light piece, one window to the rear of the property and six power points. A door allows access to the ensuite bathroom.



| ENSUITE

1.86m x 1.41m (6'1" x 4'6")

The ensuite bathroom features a three piece suite including an electric shower, floor and wall tiling, one frosted window to the rear of the property.



| BEDROOM 2

3.32m x 3.69m (10'8" x 12'1")

This spacious double bedroom has carpet flooring, electric radiator, one centre light piece, one window to the rear of the property and six power points.



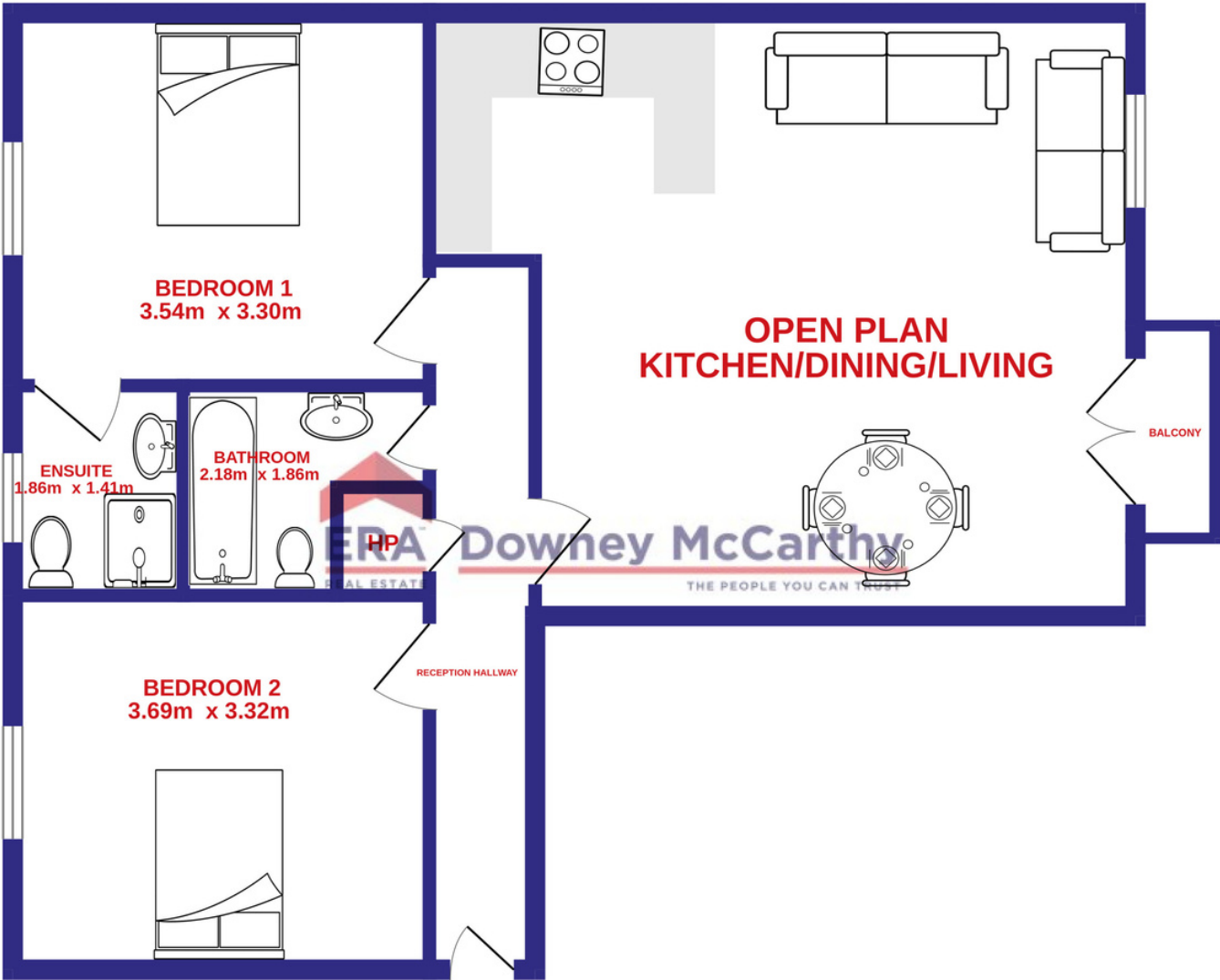
| BATHROOM

1.86m x 2.18m (6'1" x 7'1")

The main family bathroom features a four piece suite including a pump action shower fitted over the bath, floor and wall tiling, one centre light piece.



| FLOOR PLAN

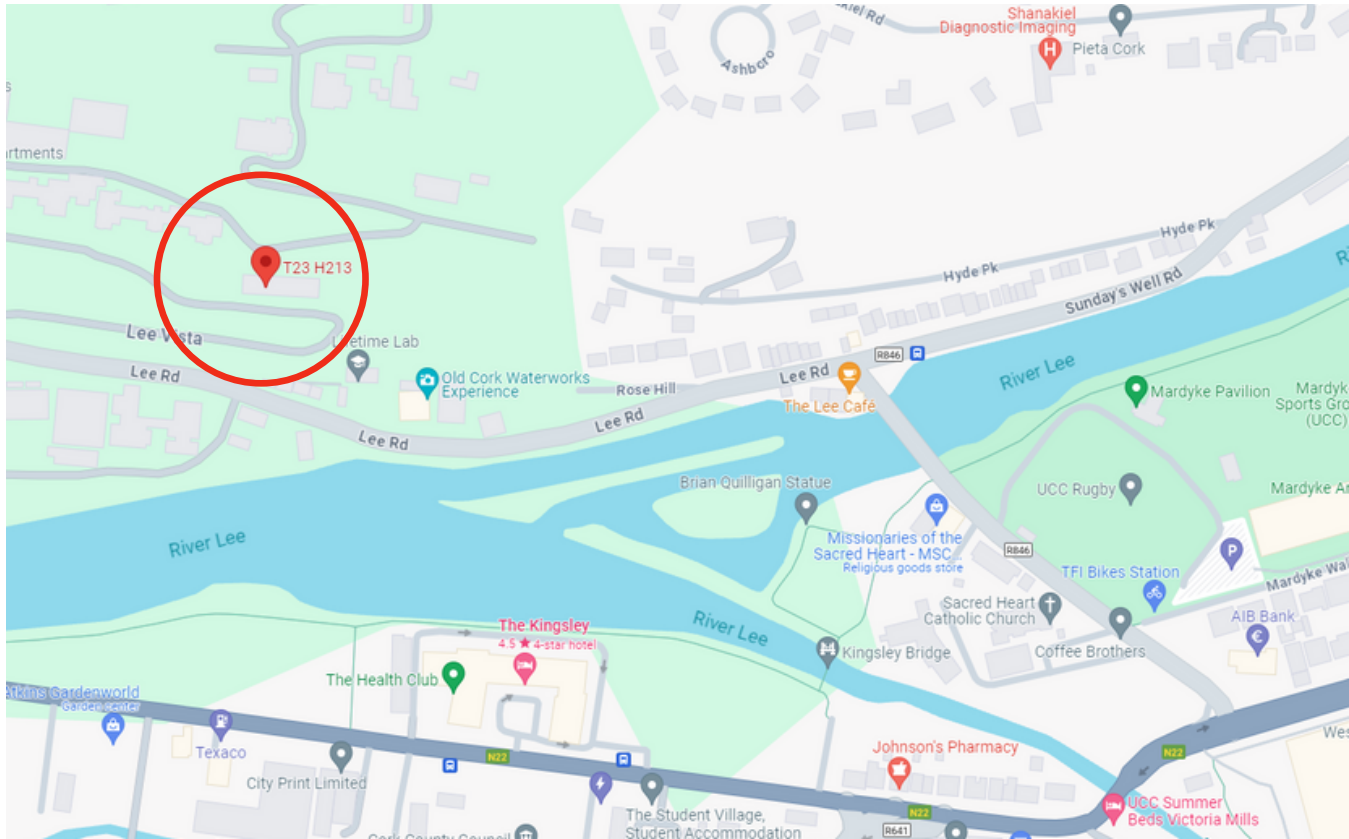


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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| DIRECTIONS

Please see Eircode T23 W H213 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Rory O'Callaghan, O'Mahony Farrelly Solicitors, 12 Barrack Street, Bantry, Co. Cork

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