

## 29 Orchard Court, Victoria Cross, Cork



ERA Downey McCarthy are delighted to bring to the market this super two-bedroom ground floor apartment, presented in excellent condition throughout and ideally located in a very desirable area of Orchard Road/Victoria Cross. Orchard Court is a secure, modern and gated development and benefits greatly from being within close proximity to UCC, CUH and The Bon Secours Hospital. There are also a host of amenities all within walking distance such as Tesco Express, Wilton Shopping Centre and the Mardyke Arena.



AMV: €225,000

PSRA Licence No. 002584

## Accommodation

- Hallway 3.22m x 1.78m
- Open Plan Kitchen/Living 4.0m x 4.88m

The reception hallway has two centre light fittings, carpet flooring, a storage heater, a telephone point for the main door of the complex, one smoke alarm and a thermostat control for the heating.

An open plan kitchen/living space

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splash back. The area has an integrated oven, hob, extractor fan and an integrated fridge freezer. Other features include one light fitting, tile flooring, a stainless steel sink and four power points.

The living area has a glass panel door and a large window overlooking the front and another window overlooking the side of the property which allows extensive natural light into the room. Features of this area include carpet flooring, two light fittings, two power points, built-in display cabinets, one television point and ample power points throughout.



- Bedroom 1 4.18m x 2.76m

A spacious double bedroom with one window overlooking the rear of the property. The room has neutral décor, carpet flooring, one centre light fitting, one large radiator and ample power points.



- Bedroom 2 3.99m x 2.87m

Another double bedroom with one window overlooking the rear, this room has neutral décor, one centre light fitting, carpet flooring, one large radiator and ample power points.



- Bathroom 1.98m x 2.56m

The bathroom has a three piece suite with a shower head fitted over the bath. Features include tile flooring, one extractor fan, towel rail and tiling surrounding the bath area.



## Features

- Approx. 54.67 Sq. M / 588 Sq. Ft
- BER E2
- Year Built 1995
- Ground floor apartment
- Ideal location close to UCC, CUH and Bon Secours Hospital
- Ample parking spaces
- Amenities in the area include Wilton Shopping Centre, Tesco Express & the Mardyke ports Arena
- Within walking distance of Cork city centre
- Potential rental income of €1,400/1,500 p.m. at present
- Management fees €1,400 p.a. approx. at present
- An ideal investment opportunity

## Directions

Please see Eircode T12 N270 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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