



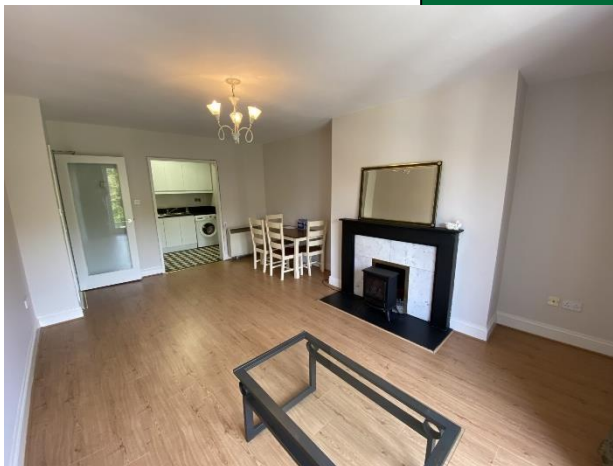
## 35 Pery Court, Upper Mallow Street, Limerick V94 W735



Price €185,000



A truly fantastic opportunity to acquire a beautifully presented two bedroom, first floor apartment overlooking the magnificent People's Park offering spacious and well-proportioned living and bedroom accommodation with the benefit of a gated car park and allocated car parking space.





GVM present to the market a magnificent and centrally-located two bedroom, first floor apartment. Recently redecorated, this apartment offers bright, spacious, very practical and well-proportioned living and bedroom accommodation.

Pery Court is recognised as a high profile and very well-managed apartment complex accessed via automated gates to an enclosed car park with each apartment enjoying the benefit of an allocated car parking space.

No. 35 has three large windows overlooking People's Park, providing great natural light to all rooms. This property is the only residential unit on the first floor of Pery Court 2 and is just two minutes walk to Colbert Train and Bus Station and five minutes walk to the central business district of the city. New kitchen and laminate flooring and also just recently repainted. Ideal for owner occupier, retiree(s) or investors. Inspection of this idyllic apartment is very highly recommended.



### Rooms:

Entrance hallway with laminate flooring

Lounge

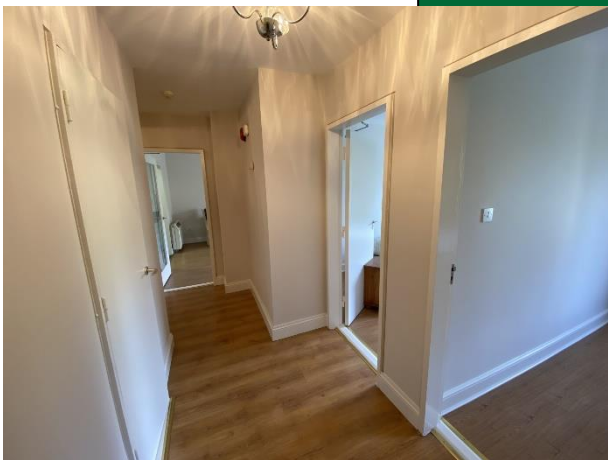
Feature fireplace, double doors with balcony overlooking People's Park

5.07m (16'8") x 3.08m (10'1")

Kitchen

Newly fitted with generous floor and eye level presses and electrical appliances included; tiled floor

3.03m (9'11") x 2m (6'7")







### Bedroom 1

Double with laminate flooring and built-in wardrobes  
3.07m (10'1") x 2.05m (6'9")



### Bathroom

Fully fitted and tiled with pump shower  
2.01m (6'7") x 1.06m (3'6")



### Features:

- ✓ First floor unit and only residential apartment on this floor
- ✓ Recently redecorated and in turnkey condition
- ✓ Gated complex with allocated car parking space
- ✓ Two minutes walk to Colbert Station and the city centre
- ✓ Overlooking the majestic People's Park
- ✓ Laminate flooring throughout
- ✓ Newly fitted kitchen
- ✓ Gold Shield electric heating
- ✓ Management fees of €950,00 p/a includes block insurance, wheelie bins, etc.

## Directions:

Enter Eircode V94 W735 in your mobile device. Pery Court is located on Upper Mallow Street.



## Agent Information

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