



**FOR SALE BY PRIVATE TREATY**

**405 HARVEYS QUAY,  
LIMERICK CITY,  
LIMERICK V94XD27**

**PRICE REGION: €300,000**

**BER D2**



## DESCRIPTION

Property Partners de Courcy O' Dwyer introduce to the market this spacious four bedroomed penthouse duplex apartment which offers 1,237 sq. ft. (plus balconies) of very well appointed accommodation in the heart of Limerick City. No. 405 directly overlooks the River Shannon with unrestricted views.

The property is accessed via two entrance foyers from Harveys Quay both with stairwell and lift service. Access to the subject property is from the fourth floor. This floor comprises of bedroom accommodation with three of the four bedrooms being doubles and having river views.

The fifth floor comprises of a large open plan living / dining area, kitchen area and three balconies, two to the front and one to the back. The main balcony is c. 100 sq. ft. The floor to ceiling height on the fifth floor is c. 4 m. There is a stairwell to a small loft area.

The subject development comprises of approximately 54 river front apartments with commercial occupiers on the river side comprising of Milanos Restaurant and EY Accountants. To the rear is a multi storey car park which can be accessed via the residential units where car parking spaces are available to rent.





## SPECIAL FEATURES

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Private secure development with security cameras at both entrances

Fourth floor duplex apartment c. 1,237 sq. ft.

Communal winter garden

Electric heating throughout

Three balconies (two with river views)

Well presented throughout

Four bedrooms (three double)

Unrestricted views of of the River Shannon and Estuary

Alarm system

Development comprises of c. 54 units

BER: D2

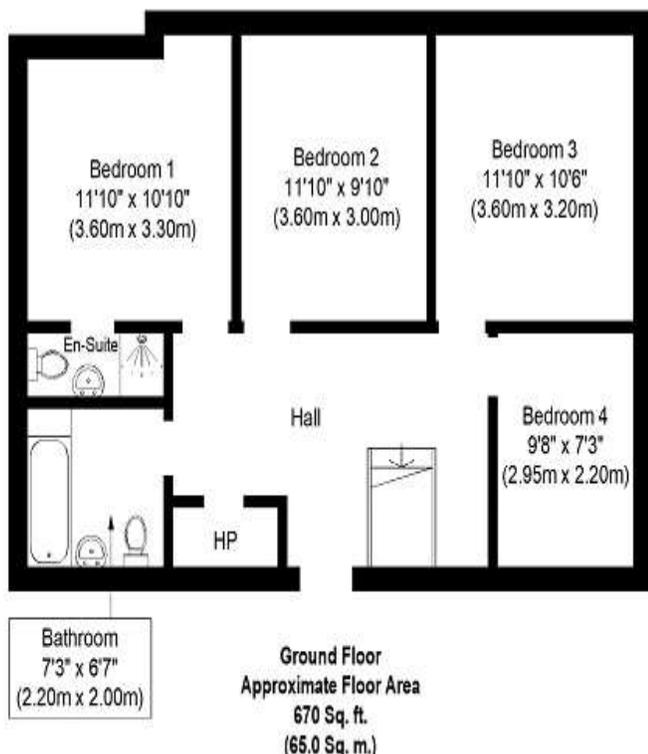
**Block Management Company**

The subject development is block managed by KMPM. We have been advised the service charge for 2021 is c. €3,076.88.

## ACCOMMODATION (For floor areas of the rooms please see attached floor plan)

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- **Entrance Hallway** Large entrance hallway.
- **Bedroom 1** Double full height window. Ensuite.
- **Bedroom 2** Double.
- **Bedroom 3** Double.
- **Bedroom 4** Single.
- **Bathroom** Bath. W.C. W.H.B. Fully tiled.
- **Hotpress**
- **Stairs to First Floor**
- **Open Plan Living / Dining Area**
- **Door to balcony area one**
- **Door to balcony area two**
- **Kitchen area** Built in wall and floor units. Tiled splash back area.
- **Door to balcony area three**
- **Stairs to loft area**



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

€300,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

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## DIRECTIONS

Google Map: V94XD27

## Rent:

We have been advised the last rent was c. €1,300 per month from 03/07/2018

## Contents:

All loose fittings will be removed prior to closing.

**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.