



Downey McCarthy

....the people you can trust

9 Roman Court, John Redmond Street, Cork City



ERA Downey McCarthy Auctioneers are very pleased to present to the market this most attractive and spacious three bedroom apartment within the modern development of Roman Court in the heart of Cork city. The property overlooks the Maldron Hotel on John Redmond Street and it benefits greatly from its positioning, two minutes walk from the Christy Ring Bridge and five minutes from Opera Lane, so close to the city centre, and all amenities such as high end shops, bars and restaurants, as well as close proximity to public transport hubs and major employers including Apple, Heineken Brewery, UCC and the Mercy Hospital.

AMV: €250,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 89.19 Sq. M. / 928 Sq. Ft.
- Built in 2006
- BER C1
- Valuable Car Space in the city centre
- Car Space No. 9 access from Lower John Street
- Natural Gas fired central heating
- Three spacious double bedrooms
- Second floor modern apartment
- Modern fitted kitchen
- Balcony area
- Last recorded rent was €1,256 and this was set on 25th August 2021
- New Rent €1,301 per month
- Rental potential €1,617 per month
- Management fees €2,000 per annum
- 5 minutes' walk to Cork city centre
- Close to convenient amenities including shops, bars, cafes, restaurants, pharmacies and more
- Superb location across from the Maldron Hotel on John Redmond Street
- Ideal investment or first time buy opportunity

| RECEPTION HALLWAY

3.51m x 4.34m (11'5" x 14'2")

The reception hallway has laminate timber flooring, neutral décor, centre light piece, one radiator, an intercom system and a hot press area which is shelved for storage.

| OPEN PLAN

KITCHEN/DINING/LIVING

3.23m x 8.12m (10'5" x 26'6")

The superb open plan kitchen/dining/living area is flooded with extensive natural light owing to the large glass panels in the kitchen/dining area and a sliding glass door in the living area, which allows access to the balcony that overlooks the internal courtyard/ car park area. There is one large radiator and recessed spot lighting throughout.



The kitchen/dining area features modern fitted units at eye and floor level with extensive worktop counter and tile splashback, tile flooring, smoke alarm, a fitted oven/hob/extractor fan, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer and ample power points. The gas boiler is housed here also.



The living area features carpet flooring, neutral décor, access to the balcony and a fitted electric fireplace unit.



| BEDROOM 1

4.41m x 3.73m (14'4" x 12'2")

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



| BEDROOM 2

2.97m x 3.96m (9'7" x 12'9")

This double bedroom has one window to the front of the property, carpet flooring, neutral décor, radiator, power points and centre light piece.



| BEDROOM 3

3.55m x 3.09m (11'6" x 10'1")

This double bedroom has a window to the front of the property, laminate timber flooring, radiator, power points and centre light piece.



| BATHROOM

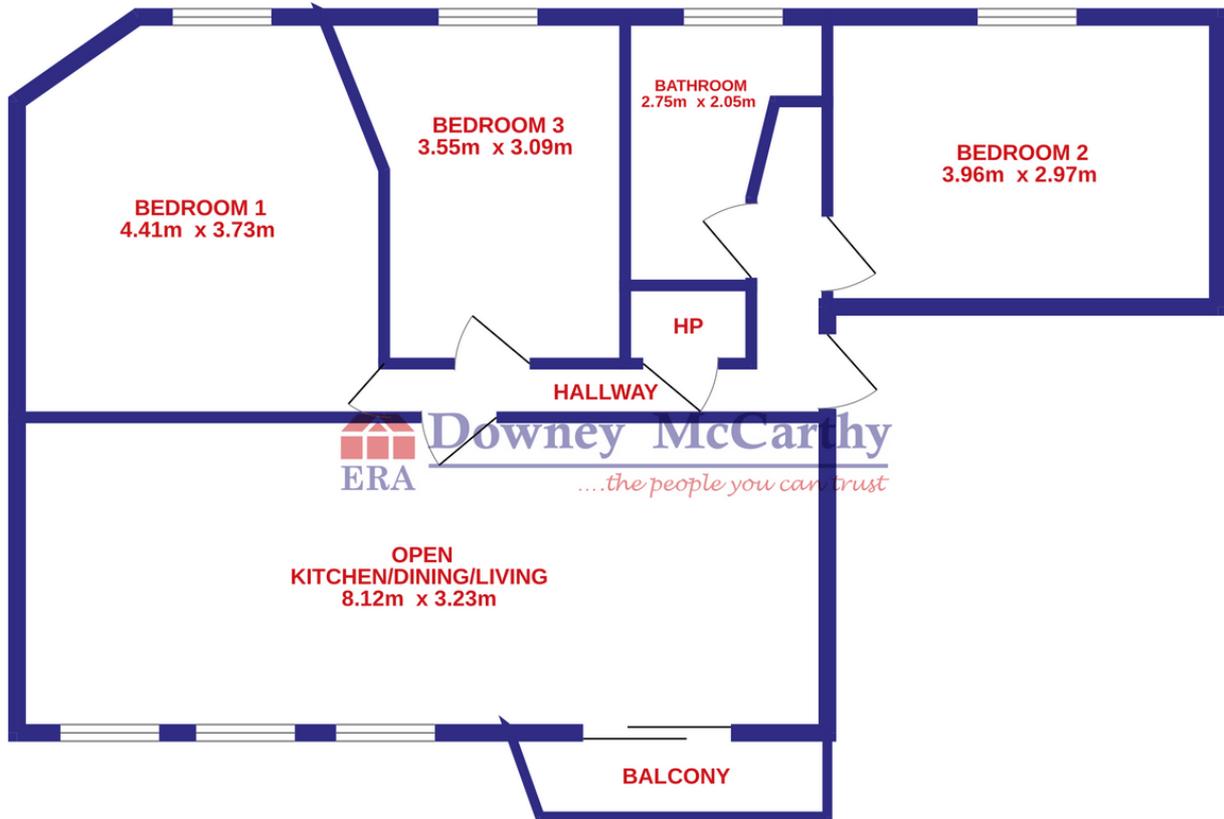
2.75m x 2.05m (9'0" x 6'7")

The bathroom features a four piece suite including a power shower off the mains fitted over the bath. The room has floor and wall tiling, centre light piece, radiator, a frosted window to the front and a heated towel rail.



| FLOOR PLAN

APARTMENT



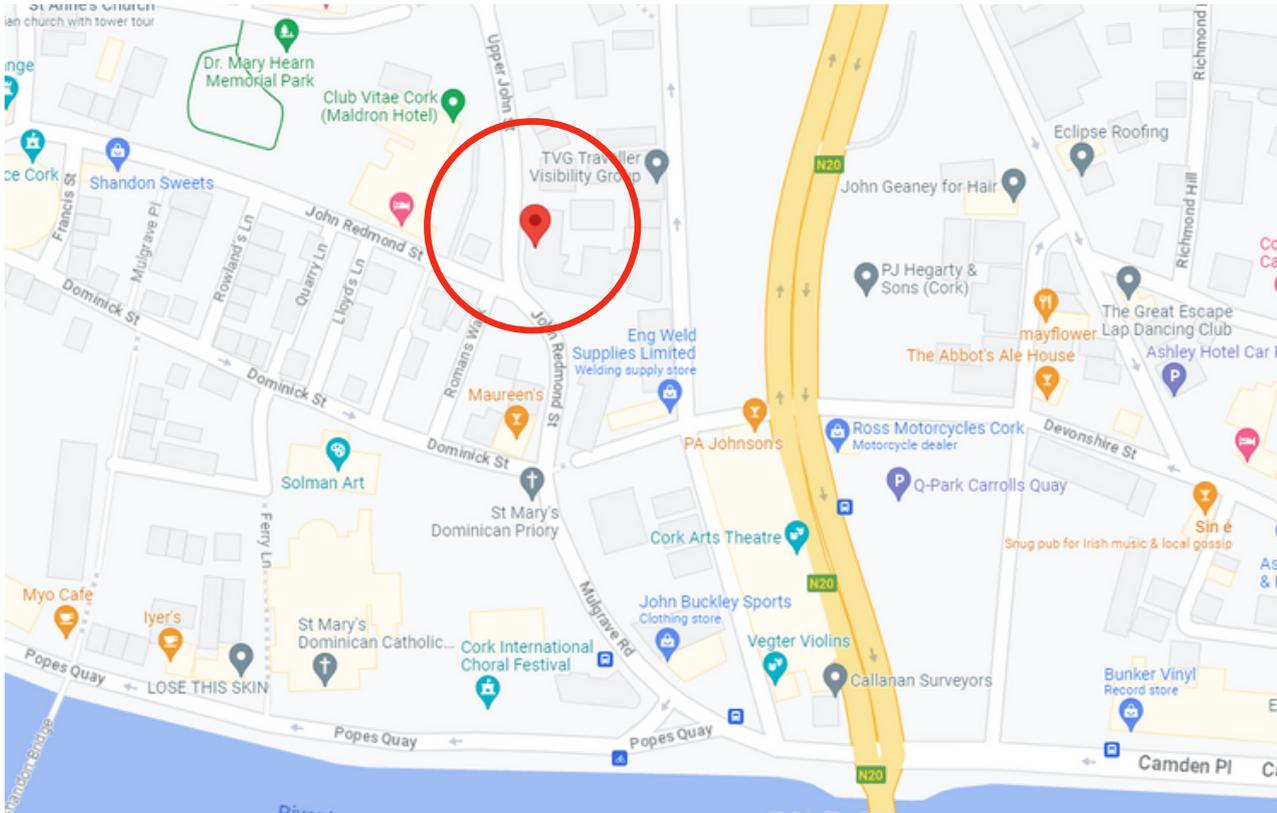
TOTAL FLOOR AREA : 86.2 sq.m. approx.

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 F753 for directions.



| ALL ENQUIRIES TO:

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