



## Apt. No. 5 Ostman House, Anne Street, Waterford. X91 APO8.

**For Sale**

**€85,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 55 sqm. /c. 592 sq.ft.



PSRA Licence Number: 002015



DOUGLAS NEWMAN GOOD  
**DNG**

**THOMAS REID**

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## DESCRIPTION

Spacious and well-proportioned second floor two bedroom apartment, located within the Ostman House development on Anne Street in Waterford City. In walk in condition throughout, the apartment comprises of an entrance hall, hot-press / store room, large living room, kitchen, dining, two double bedrooms and a bathroom. The property comes to the market fully furnished as a turn key investment property and is equally suitable for an owner occupier. Heating is provided by an electric storage heating system and all windows are double glazed. Management Company: Ostman House Management Co. Ltd. Management Fee P.A. for 2018: €1080. On street parking with residents permit.

## LOCATION

Located within Ostman House on Anne Street in Waterford City and situated within easy walking distance of the City Centre and main shopping areas, the property is within easy reach of Rice Bridge and all routes including the new City By-Pass, giving convenient passage to the main Dublin, Cork and Rosslare Roads. Centrally located off O'Connell Street, The Glen and Waterford City Quays

**ASKING PRICE €85,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG THOMAS REID AUCTIONEERS 051852233**





## ACCOMODATION

**Entrance Hallway** **4.18 x 1.16**

Carpet flooring

**Kitchen/Dining/Living Room** **7.11 x 3.63**

Linoleum in kitchen area, carpet floor in dining and living area. Fitted kitchen units with integrated oven and hob.

**Bedroom 1** **2.94 x 3.83**

Carpet flooring

**Bedroom 2** **3.06 x 2.71**

Carpet flooring

**Bathroom.** **1.91 x 1.55**

Tiled flooring. WC. WHB. Shower. Tiles to dado

## FEATURES

Double glazed windows

Electric storage heating

## BER

Rating: C2

BER No.: 108492117

EPI: 184.95 kWh/msq/yr



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