



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Apartment 14, The Mill, Cork City Centre is a bright, 3rd floor, 2 bedroomed, gable end apartment with views over Cork City. One of a block of 22 apartments with designated car parking underneath, it is located directly across the river from Cork Opera House. This property is in great condition and provides a wonderful opportunity for a city centre home or as an investment.

Address: 14, The Mill, Lower John Street, Cork City T23 C663

Advised Market Value (AMV): €180,000

**For Sale**  
by Private Treaty



**Entrance/Reception Hall:**

Own door apartment with entrance from a terrace to spacious hallway with polished timber floors. Airing Cupboard.

**Living/Dining Room: 6.4 X 3.1**

Double aspect living room with dining area. Polished timber floor.

**Kitchen Area 4.5 X 2.3m**

Fully fitted kitchen including eye level cupboards and black work top, ceramic hob and extractor fan, washing machine/dryer, fridge, freezer and integrated oven.

**Bedroom 1 3.9 X 2.8m**

Double wardrobes, floor to ceiling.

**Bedroom 2 3.1 X 2.8m**

Double wardrobes, floor to ceiling.

**Bathroom**

Bath with overhead Mira Electric Shower. Wash hand basin and WC. Tiling to floor and partially tiled walls.

**Features**

- 3rd-floor well maintained apartment
- Sale includes all furniture, fixtures and fittings
- The property is currently achieving €1,255 per month rental income and is being sold with the benefit of existing tenants or vacant as required
- Secure gated designated car parking
- Own door entrance with intercom
- Lift to all floors
- Fabulous city centre location close to all amenities
- Electric heating including under electric floor heating in living room/dining room
- Double Glazing through out
- Security intercom to main entrance
- Very well-maintained development, managed by Absolute Property Management

**Total Floor Area:** c 65.3

**BER Details:**

BER: D1

BER No: 105031660

Energy Performance Indicator: 231.92 kWh/m<sup>2</sup>/yr

**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS—  
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

**CONDITIONS TO BE NOTED**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.