

## 7 Camden Court, Knapps Square, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly positioned and newly renovated two bedroom ground floor apartment in the much acclaimed development of Camden Court in the heart of Cork city centre. The apartment benefits from its close proximity to a host of amenities within the heart of Cork city centre and is within easy walking distance of the South Mall, One Albert Quay, UCC, the Mercy Hospital and Blackpool Retail Park.

**AMV: €235,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Newly refurbished 2 bedroom ground floor apartment
- New high gloss fitted kitchen with integrated appliances
- Newly refurbished bathroom suite
- New energy efficient gas boiler
- B3 BER rating qualifying the property for a Green Mortgage
- NO RENT CAP - Rental potential of approx. €2,200 per month
- Approx. 57.4 Sq. M. / 618 Sq. Ft.
- Built approx. 2006
- Double glazed windows
- Two spacious bedrooms
- Secure gated development within a 5 minute walk to Cork City Centre
- Annual Management fee approx. €1,920.87
- Ideal investment opportunity/residential home

## | RECEPTION HALLWAY

3.95m x 2.2m (12'9" x 7'2")

The reception hallway has attractive décor with semi-solid oak timber flooring. There is one centre light piece, one radiator, extensive storage, two power points, one telephone point and a thermostat control for the heating.



## | OPEN PLAN KITCHEN/ DINING

3.55m x 6m (11'6" x 19'6")

This spacious open plan kitchen/dining/living area benefits from the addition of a new top quality high gloss fitted kitchen with extensive worktop counter space, an attractive tiled splash back and high end integrated appliance to include an oven, hob, extractor fan, washing machine, dishwasher and a stainless steel sink. The room has two light pieces, two windows to the rear of the property with new Venetian blinds, two smoke alarms, one carbon monoxide alarm and throughout the room there are fourteen power points, two television points and one telephone point.

A newly installed energy efficient gas boiler is discretely positioned within an enclosed cabinet which provides additional storage.



## | BEDROOM 1

2.85m x 2.2m (9'3" x 7'2")

A large double bedroom has one window with a new Venetian blind to the front of the property overlooking the common area within the complex. The room has new vinyl floor covering, one centre light piece, one smoke alarm, six power points and one television point.





## | **BEDROOM 2**

2.85m x 2.2m (9'3" x 7'2")

A spacious double bedroom has one window with a new Venetian blind to the rear of the property. The room is finished with new vinyl floor covering, one radiator, six power points, one television point and one telephone point.



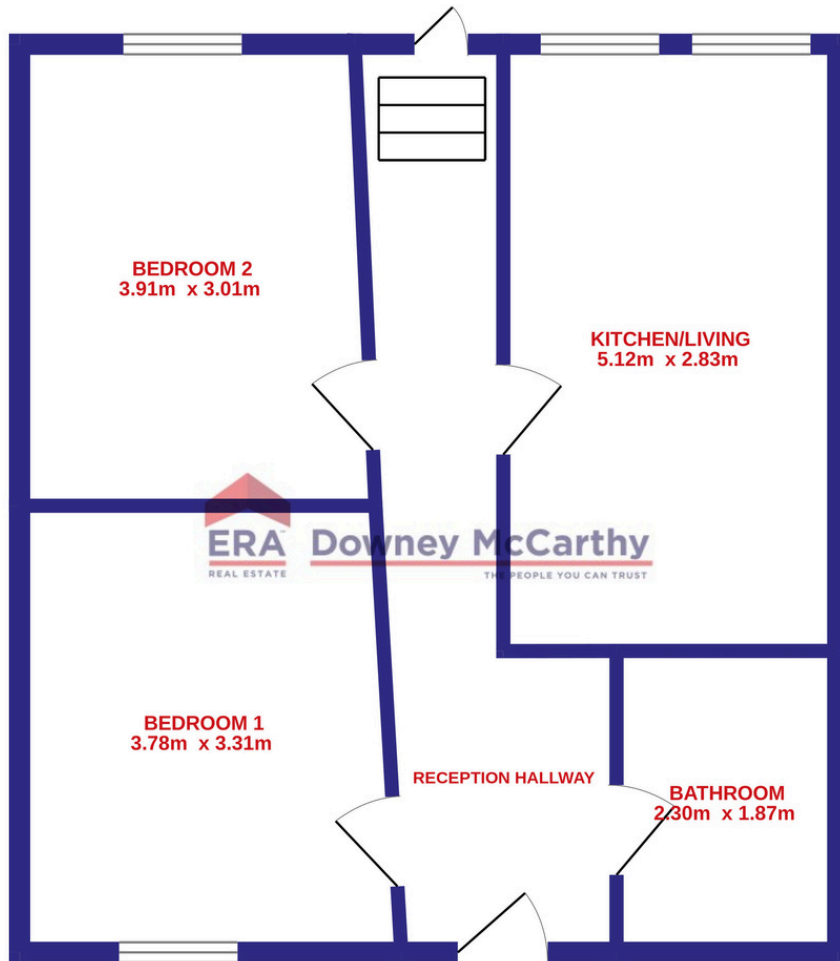
## | **BATHROOM**

2.85m x 2.2m (9'3" x 7'2")

A newly refurbished family bathroom offers high end tiling from floor to ceiling, a bespoke walk in shower area, a cantilevered sink with integrated storage and a wall mounted mirror with integrated lighting. There is one centre light piece, one extractor fan and one radiator.



## | FLOOR PLAN

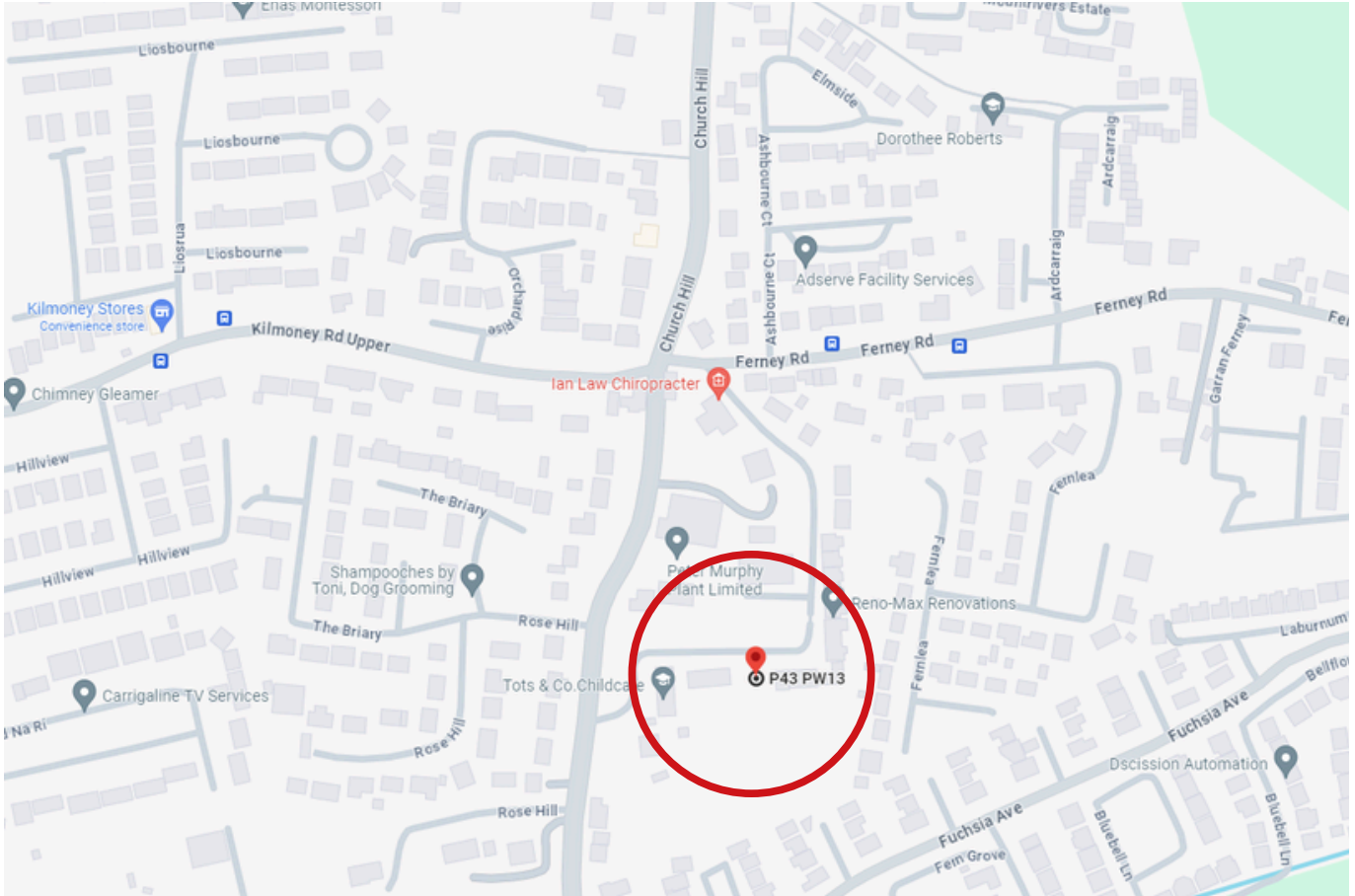


TOTAL FLOOR AREA : 57.4 sq.m. approx.

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 P43 PW13 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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