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**Apt. 3 Radcliff Park,
College Court, Castletroy,
Limerick.**

New to the market comes this spacious 2 bedroom own door ground floor apartment located adjacent to the University of Limerick within close proximity to schools, shops, public transport and the city centre.

The apartment comprises of open plan living room / dining room, kitchen, bathroom and two bedrooms.

Price

Region €85,000

**Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Email decourcyodwyer@propertypartners.ie**

Accommodation	Size	Description
Entrance Hallway	6.15m x 1.35m 20'2" x 4'4"	Hardwood and glass panelled entrance door. Tiled hall. Hotpress with dual immersion.
Bathroom	1.45m x 2m 4'7" x 6'6"	Bath with shower attachment. W.C. and wash hand basin. Fully tiled walls and floor. Extractor fan.
Living Room / Dining Room	5.75m x 5.2m 18'9" x 17'06"	Feature brick fireplace with Liscannor Hearth and open fire.
Kitchen	2.75m x 2.1m 9' x 6'9"	Range of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled splash-back area. Tiled floor. Plumbed for washing machine.
Bedroom 1	3m x 2.85m 9'8" x 9'4"	Fitted wardrobe.
Bedroom 2	3m x 2m 9'8" x 6'6"	Fitted wardrobe.

Special Features

- * Ground floor
- * Own door entrance
- * 2 bedrooms
- * GFCH
- * Double glazed windows
- * Adjacent to UL
- * Communal gardens
- * Car parking
- * Close proximity to shops and public transport.
- * 85 sq. mtrs.
- * Detached block of 4 units
- * **BER Rating: D2**

Management

- * Management Company: Dromroe Management Company, C/o. John Neville, Grant Thornton, Henry Street, Limerick.
- * Current Management Fees: €750 per annum



Viewing strictly by appointment

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