

**FOR SALE BY PRIVATE TREATY**

**1 Knapps Square,  
Cork.**

**2 BED CITY CENTRE APARTMENT**



**Modern 2 bedroom ground floor apartment c. 656 Sq. Ft. within the popular Knapps Square development. Enjoying the benefit of a gated and secure entrance the property represents an excellent investment opportunity for an investor or as a city home. Situated within close proximity to Opera Lane, Patrick Street & within easy access to all local and essential amenities. Viewing comes highly recommended and is strictly by prior appointment only.**

**Accommodation:**

<b>Entrance Hall:</b>	Tiled Flooring, Storage Closet
<b>Living Room/ Lounge/Kitchen:</b>	23øö x 14ø Tiled Flooring in Kitchen with fitted units at worktop and eye level, plumbed for appliances. Timber flooring in Living Room. Door to courtyard off living area.
<b>Bedroom 1:</b>	13ø1ö x 9øö Fitted Carpet, fitted curtains and fitted wardrobe
<b>Bedroom 2:</b>	13ø1ö x 6ø4ö Fitted Carpet, fitted curtains and fitted wardrobe
<b>Bathroom:</b>	Fully tiled suite, wc whb, Shower Unit
<b>BER:</b>	<b>BER:C3 BER Number:</b> 100540319 <b>Energy Performance Indicator:</b> kWh/m <sup>2</sup> /yr
<b>Services:</b>	Mains Water, Mains Sewerage.
<b>Features:</b>	<ul style="list-style-type: none"><li>• Electric Heating</li><li>• Convenient city location Situated within walking distance of Patrick Street</li><li>• Gated complex</li></ul>
<b>Title:</b>	Long Leasehold
<b>Price:</b>	þ120,000
<b>Negotiator:</b>	<b>Tel:</b> Robert O Keeffe <b>086-2469204</b> <b>Email:</b> robert@irishanduropean.ie
<b>Directions:</b>	From Cork Opera House, cross the Christy Ring Bridge. The entrance to Knappø Square is the first laneway on the right. The entrance to the apartment complex is on the left hand side.
<b>Viewing:</b>	<b>Strictly by appointment with sole agents</b>



23 South Mall, Cork. Tel (021) 4277606 [www.irishandeuropean.ie](http://www.irishandeuropean.ie)

- Auctioneers
- Estate Agents
- Valuers
- Chartered Surveyors



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