

**PROPERTY
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**de Courcy
O'Dwyer**

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412 Richmond Court,
Mount Kenneth,
Dock Road, Limerick.

We are delighted to offer for sale this well located city centre apartment representing an ideal investment property.

The subject property is located in an established residential location opposite the River Shannon and adjacent to all necessary amenities to include schools, shops, public transport and restaurants.

Located on the fifth floor with well laid out accommodation that includes living room / kitchen, two double bedrooms and bathroom, this apartment is well worth viewing.

Price

Region €37,000

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

Accommodation

Accommodation	Size	Description
Hallway		Good sized entrance hallway with hotpress and storage cupboard.
Living Room/Kitchen/Dining Room	c.270 Sq. Ft.	The kitchen area comprises of built in wall & floor units to include oven, hob & extractor fan. Tiled floor & splashback area. The living room area benefits from access to a balcony.
Bedroom 1	c. 105 Sq. Ft.	Built in wardrobes.
Bedroom 2	c. 131 Sq. Ft.	Built in wardrobes.
Bathroom		WC Wash hand basin.Bath. Tiled floor. Part tiled walls.

Special Features

- * Well located development in Limerick City Centre
- * Good surrounding services & amenities
- * 2 double bedrooms
- * Double glazed windows
- * Electric heating
- * BER Rating: C1

- * Purchaser will become a member of the management company
- * Service charge to include sinking fund
- * Management Company - Aviary Estates
- * Service Charge for 2014: €1131 (this may change year to year)



PRSA Licence 002371

Viewing strictly by appointment

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