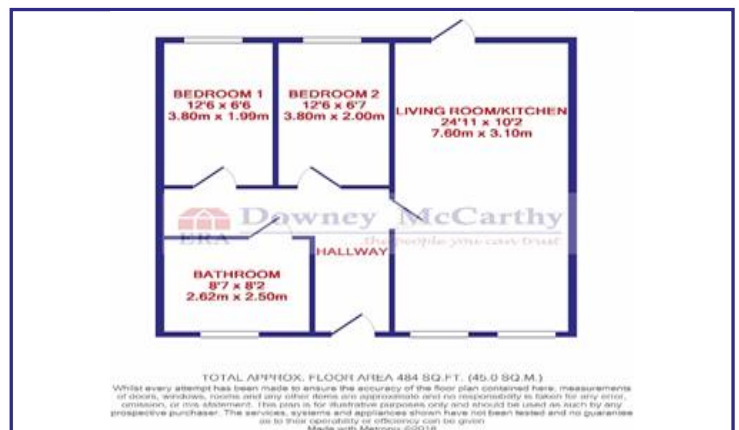


# Apt 20 Hanover Mews, Hanover Street, City Centre, Cork City **BER E1**



ERA Downey McCarthy are delighted to present the market this excellent 2 bedroom city centre apartment. The property is ideally located between Cork City centre and UCC. Accommodation includes reception hallway, open plan kitchen/living area, two bedrooms, en-suite and a main bathroom. An ideal investment.



€125,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.45m x 1.42m

The hallway has carpet flooring, neutral décor, one centre light piece, one smoke alarm and the main fuse board is located in this area. Other features include one electric storage heater, one thermostat control for the heating, an intercom for the main door and a hot press area with a storage facility.

- Open Plan Kitchen/Living Area 7.21m x 4.18m

A large open plan kitchen/dining/living room with two windows to one side and sliding doors which allow access to a Juliet style balcony on the other. The kitchen has built-in units at eye and floor level, worktop counter and a tiled splash back. The room has carpet flooring throughout, two centre light pieces, eight power points, one telephone point, one electric storage heater and one electric wall mounted heater.



- Bedroom 1 3.4m x 2.44m

A double bedroom with one Velux window to the front of the property. The room has carpet flooring, neutral décor, one centre light piece, one electric radiator, built-in storage from floor to ceiling and four power points. A door from the room allows access to an en-suite bathroom.



- En-Suite

The en-suite features a three piece suite including a corner shower area. The room has vinyl floor covering, one extractor fan, one centre light piece, one wall mounted light and a tiled splash back around the sink.

- Bedroom 2                      3.4m x 2.0m

A single room with one window to the front of the property. The room has carpet flooring, neutral décor, one built-in unit, one electric storage heater and two power points.



- Family Bathroom

The main bathroom has a three piece suite with one window to the rear of the property. Features include tiling surrounding the bath, one centre light piece, one extractor fan, tiled splash back and one wall mounted light piece.



## Features

- 646 sq.ft.
- Car parking space
- Adjacent to the city centre & UCC
- Two generous sized bedrooms
- En-suite bathroom
- Electric storage heating
- Superb dual aspect open plan kitchen/dining/living area
- Selling with vacant possession
- Management fees €1,500 per annum

## Directions

See eircode T12VW20.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith



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