


**Apt 73 Sonata, Harty's Quay, Rochestown, Cork City,  
T12Y048 **



**ERA Downey McCarthy Auctioneers are delighted to launch to the market this spectacular, two double bedroom, ground floor apartment within the much-acclaimed gated development of Harty's Quay, Rochestown Road, Cork.**



**AMV: €230,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.5m x 2.1m  
The reception hallway has carpet flooring, attractive décor and recess spot lighting. There is a mains operated smoke alarm, one alarm control point, two power points and a door off the room allows access to a walk-in storage area. The storage area has carpet flooring and a centre light fitting.
- Family Bathroom 1.73m x 2.56m  
The family bathroom features a three piece suite with a pump-action shower fitted over the bath. The room has impressive tiling throughout, one centre light fitting, one extractor fan, a heated towel rail and a door from the room allows access to a hot press area.
- Open Plan Kitchen/Dining/Living 7.05m x 6.0m  
This superb open plan dual aspect room is flooded with natural light throughout the day. Within the room the kitchen is finished with modern units at eye and floor level in an L-shape with extensive worktop counter space and a tile splash back. The area has tile flooring, recess spot lighting and a smoke alarm. The kitchen includes an integrated oven, hob, extractor fan, dishwasher, washing machine/dryer, stainless steel sink with drainer unit and eight power points.



The living/dining area offers windows overlooking the front of the property with double doors leading to a balcony area with superb estuary views. The room has attractive décor, carpet flooring, recess spot lighting, two telephone points, one television point and fourteen power points.



- Bedroom 1                      3.56m x 3.6m

This spacious double bedroom has attractive décor and a superb glazed front wall and an aluminium door allowing access to a front patio. The room has carpet flooring, an impressive array of built-in units, attractive décor, one radiator, one centre light fitting, six power points and two television points.



- En Suite                              1.74m x 2.56m

This large en suite bathroom features a double corner shower with impressive tiling. There is one centre light fitting, one extractor fan and one heated towel rail.

- Bedroom 2                            3.56m x 2.8m

A large double bedroom has one window overlooking the front of the property. The room

includes a curtain rail, roller blind, built-in units from floor to ceiling, carpet flooring, attractive décor, one radiator and four power points.



## Features

- Approx. 76.4 Sq. M / 822 Sq. Ft Ground Floor Apartment
- Built in 2005
- Management Fees €2,350 per annum, reduced to €2,100 if the Early Payment Discount is implemented
- BER C3
- Gas Fired Central Heating
- Superb open plan living area
- Modern fitted kitchen with integrated appliances
- Impressive décor throughout
- Modern tiling in the main bathroom and en suite
- Superb estuary views from the rear balcony
- Current rent passing is €1,100 set on the 25/04/20
- Immediate access to the Passage/Blackrock Greenway

## Directions

Please see Eircode T12Y048 for directions.



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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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