



Apt. No. 15 The Boathouse, Scotch Quay, Waterford. X91 HP27.

For Sale

€145,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 1
Size: c. 60 sqm. /c. 645 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Spacious two bedroom third floor apartment in excellent condition, ideally located adjacent to The Marina Hotel on Scotch Quay/Canada Street in Waterford City. Within easy walking distance of Waterford City Centre, the Peoples Park and all local amenities, the property is ideally situated overlooking the River Suir and the Boat Club marina. The property comprises of entrance hall, living and dining room with balcony, kitchen, bathroom and two double bedrooms. The property extends to c. 60 sq.m. (c.645 sq.ft.) and has the benefit of electric storage heating and uPVC double glazed windows. Management Company; Boat House Management Company Limited. Service Charge for 2021 €1,703.41.

LOCATION

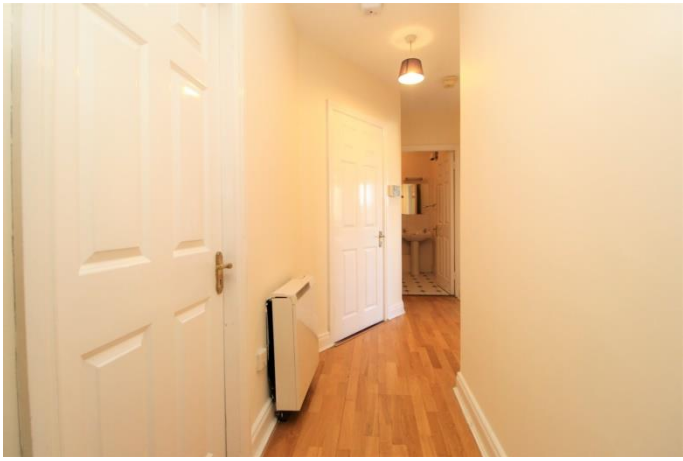
The property is located on the corner of Canada St. and Scotch Quay, adjacent to The Marina Hotel and the Granny Boat Club marina, just a short walk from Waterford City Centre and the Peoples Park, as well as a host of local amenities.

ASKING PRICE €145,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance hall

With laminate timber flooring

Living Room/ Dining Room **4.67 x 5.88**

With laminate timber flooring, coving to ceiling, sliding patio doors with balcony overlooking the river.

Kitchen **2.36 x 2.06**

With tiled flooring. Tiled splash-back. Fitted kitchen units.

Bedroom 1 **3.79 x 2.65**

With carpet flooring.

Bedroom 2 **3.78 x 3.13**

With carpet flooring.

Bathroom **2.00 x 1.90**

With tiled flooring. WC, WHB, Shower.

FEATURES

Spacious two bedroom apartment in excellent condition

Fully furnished throughout

Balcony with river and marina views

Ideally located within easy walking distance of The Peoples Park

Easy walking distance of the City Centre and all amenities.

BER

Rating: D2

BER No.: 106169774

EPI: 291.82 kWh/msq/yr



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