

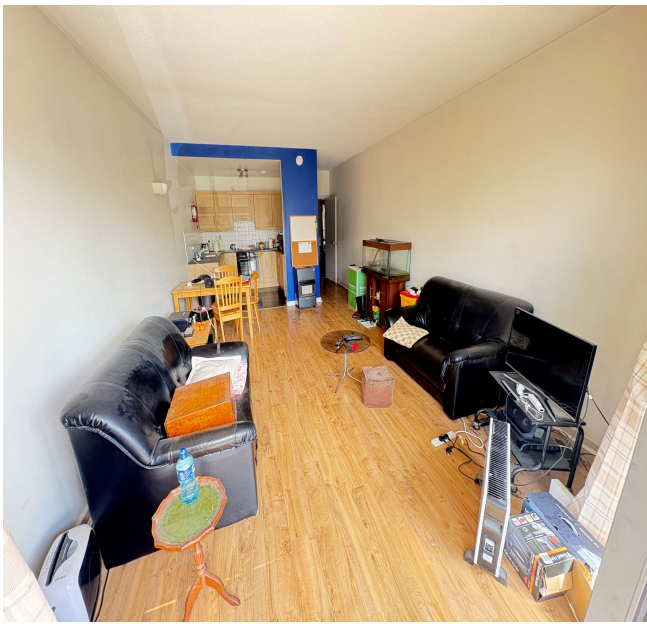


FOR SALE BY PRIVATE TREATY

**GROUND FLOOR
APARTMENT C2A,
BLOCK C,
PARKVIEW HALL,
DUBLIN ROAD,
LIMERICK V94EOE4**

PRICE REGION: €220,000.





SPECIAL FEATURES

- Ground floor apartment
- 3 bedrooms
- Electric heating
- Double glazed windows
- Communal laundry facility within the complex
- Secure gated development
- Spacious communal parking
- Close proximity to UL and City Centre
- Annual Service Charge: Approx. €1,900 pa
- This property benefits from convenient access to public transport routes and major road networks
- Private balcony
- Parking – 1 space

DESCRIPTION

On offer is this ground floor 3 bedroom apartment comprising of 83 Sq. M. located just off the Dublin Road within close proximity to Limerick City and the University of Limerick.

Parkview Hall comprises of c. 70 apartments constructed in c. 2005 and is home to a mix of owner occupiers and rental accommodation. The development is professionally managed and benefits from gated access and private communal parking.

This gated development is ideally suited for student accommodation.

The property's spacious accommodation comprises of entrance hallway, open plan living room / dining room / kitchen, 3 single bedrooms and bathroom.

ACCOMMODATION

Entrance Hallway	Hardwood entrance door. Laminate timber effect floor. Hotpress / storage area.
Open plan Living Room/ Dining Room / kitchen	Fully fitted kitchen with integrated oven, hob and extractor fan. Tiled floor and splash back area.
Bathroom	Large walk in shower. W.C. Wash hand basin. Extractor fan. Partly tiled.
Bedroom 1	Fitted wardrobes.
Bedroom 2	Fitted wardrobes.
Bedroom 3	Fitted wardrobe.
Service Charge:	Parkview Hall Management Company: €1,600 pa which includes €250 contribution to the sinking fund.

VIEWING

By appointment only

Contact Negotiator
Brian O'Dwyer

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.