



Downey McCarthy
...the people you can trust

22G Lower John Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this centrally located one bedroom apartment on Lower John Street, Cork. The property is situated close to the Heineken Brewery and within easy walking distance to Patrick Street, Opera Lane, McCurtain Street and all the essential services and facilities that the city centre has to offer.



AMV: €180,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 46.5 Sq. M / 501 Sq. Ft
- The property was rebuilt and refurbished in 2018/2019
- BER D2
- Natural Gas Central Heating
- Modern fitted kitchen
- Ultra Convenient city centre location
- Walking distance to Cork city centre and all local amenities including shops, bars, restaurants, cafes, schools
- Passing rental is €1,240 per month set in May 2022
- Property is let and managed by ERA Downey McCarthy
- Block is managed by ERA Downey McCarthy

| RECEPTION HALLWAY

5m x 1m (16'4" x 3'2")

The main reception hallway has high quality laminate flooring, one radiator, one centre light piece, a smoke alarm, a fire alarm and solid doors allow access to all rooms.

| OPEN PLAN

KITCHEN/DINING/LIVING

6.63m x 3.86m (21'7" x 12'6")

This spacious open plan room has one window to the front of the property, two light pieces and two radiators throughout. The kitchen area has modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, ample power points, tiled flooring, plumbing for a washing machine, space for a fridge freezer, a built-in oven/hob/extractor fan and a smoke alarm.

The living area has high quality laminate flooring, a smoke alarm, one television point, ample power points and neutral décor.



Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| BEDROOM 1

2.73m x 3.39m (8'9" x 11'1")

This spacious double bedroom has one large window overlooking the rear of the property. This room has high quality laminate flooring, one centre light piece, a smoke alarm, space for a wardrobe and neutral décor.



| BATHROOM

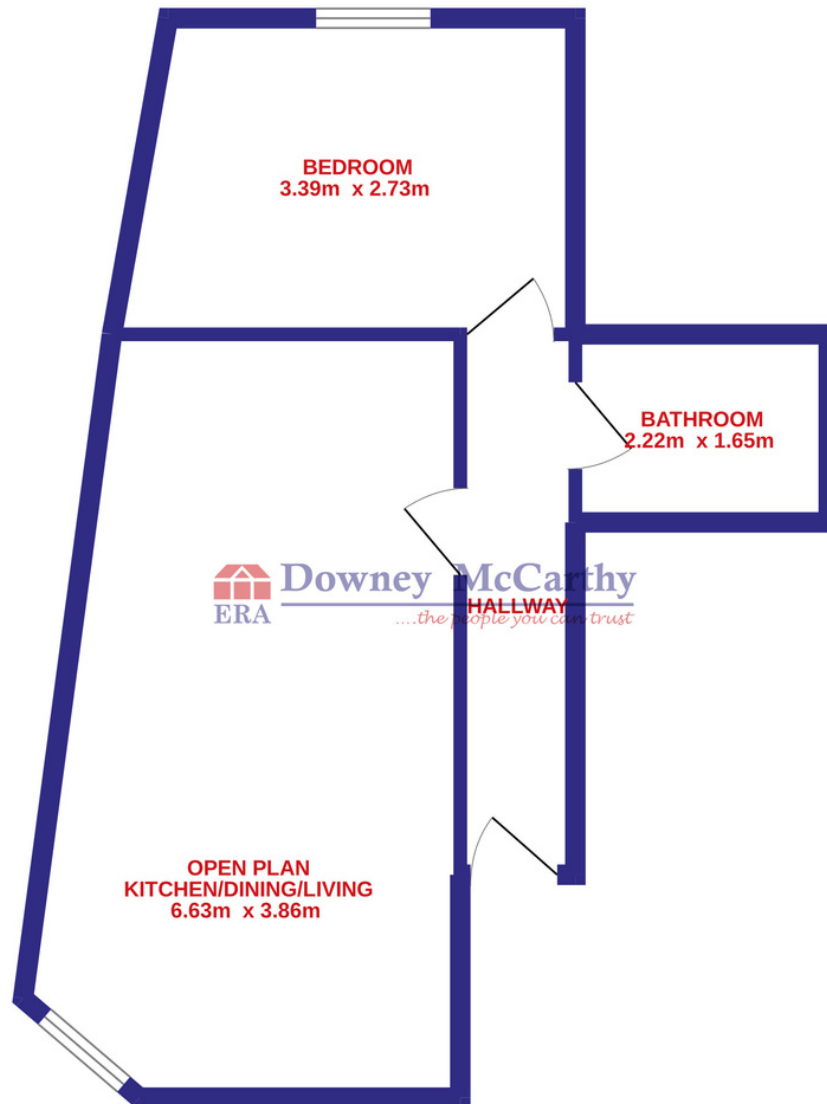
1.65m x 2.22m (5'4" x 7'2")

The bathroom features a three piece suite including a built-in shower cubicle with a power shower off the mains. The bathroom has floor tiling, wall tiling in the shower cubicle, one centre light piece, one wall-mounted light piece, one radiator and neutral décor.



| FLOOR PLAN

APARTMENT
42.0 sq.m. approx.



TOTAL FLOOR AREA : 43.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 HH24 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
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Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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Solicitor Details:

Romaine Scally, Romaine Scally & Co. Solicitors, Main Street, Tallaght, Dublin 24

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