

Property Sales

**503 MAHON HOUSE,
NEWTOWN MAHON, LIMERICK V94 FW74**



**CENTRALLY LOCATED
TWO BEDROOM APARTMENT**



**Being sold with the benefit of
vacant possession**



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PMI, Old Cratloe Road, Limerick

PSRA: 003061

Asking Price
Offers in Excess of
€150,000.00



LOCATION

Mahon House is a landmark development building located on the North side of William Street in Limerick City Centre. It comprises a mixed commercial/residential building with 68 one and two apartments/

Mahon House is located just 480 metres from Limerick City Centre, 350 m from Limerick Bus & Railway Station and 600 of Limerick School of Art and Design.

All local amenities are within walking distance.

DESCRIPTION

No. 503 a fifth floor apartment, is located in the front section of the building over looking William Street & Limerick City.

No. 503, extending to 55 sq ft. (595 sq. ft.) accommodates entrance hall, shower room, two bedrooms, (master ensuite) together with an open plan kitchen/dining room/living room.

There is a small metal balcony off the living/dining room.

Having been rented for the past number of years, the property is well presented and in turn key condition

ACCOMODATION

Hall - Laminate Floor, Hotpress, immersion 3 x 1.0

Kitchen/dining Room/Living Room - 5.9 x 3.8

laminated flooring, fitted units, oven/hob, plumbed for washing machine

French door to balcony

Bedroom 1- laminate floor, fitted wardrobe 2.8 x 2.3

Bedroom 2 - laminate floor, fitted wardrobe 4.0 x 3.3

Ensuite - w.c., shower, tiled floor 1.7 x 1.6

Bathroom - tiled floor, w.c., shower 1.8 x 1.7

Approx Floor area: 55 sq mtrs. (595 sq .ft.).

FEATURES

Modern apartment city centre apartment

Gas Fired Central Heating.

Vacant possession. Passing rent €905

Service Charge: €1,861 pa (Incl €300 sinking Fund Contribution)

BER Details: C1 **BER Number:** 101412187 **EPI:** 171.66 kWh/m²/yr

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