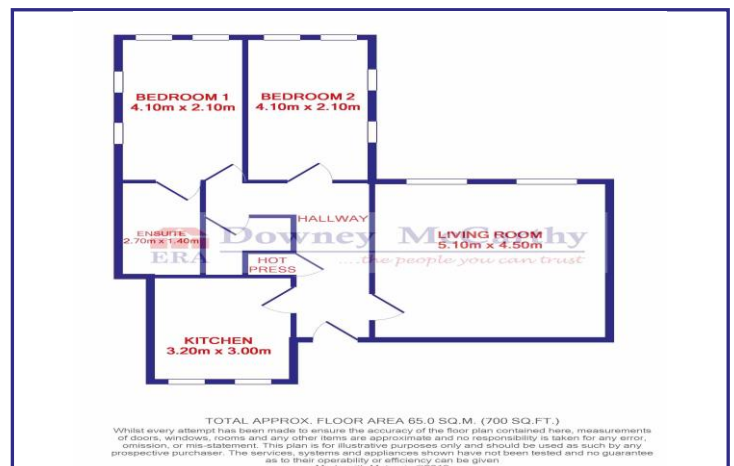


105 Atkins Hall Lee Road, Sundays Well, Cork.



ERA Downey McCarthy are delighted to present to the market this super, bright and spacious ground floor two bedroom apartment situated in the Atkins Hall complex. The apartment is ideally located within a highly desirable area. This property is an ideal investment opportunity as it is easily accessible to the C.U.H., U.C.C and Cork City centre.



AMV €175,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.8m x 1.1m
- Living Room 4.5m x 5.1m

The hallway has laminate flooring, one electric radiator, one centre light piece, a thermostat control for heating, hot press and a phone system that allows access for visitors into the complex from the security door.

The main living area has two centre light fittings, two electric radiators, three power points, laminate flooring, telephone point and two large windows overlook the rear of the property.



- Kitchen 3.0m x 3.2m

The kitchen has two windows overlooking the front of the property and built-in units at eye and floor level. Features include one electric radiator, tile flooring, oven, extractor fan, tile flooring, stainless steel sink and tile splash back.



- Bedroom 1

4.1m x 2.0m

The main bedroom has four windows overlooking the rear of the property. Features include one electric radiator, one centre light fitting, two power points, carpet flooring and a built-in wardrobe.



- En Suite

2.7m x 1.4m

The en suite has one wash hand basin with tile splash back. Other features include a tile splash back, one centre light fitting, one wall mounted heater, one W.C, tile flooring and a shower cubicle.

- Bedroom 2

4.1m x 2.0m

A spacious room with five windows to the rear of the property. Features include carpet flooring, built-in wardrobe, one centre light fitting and one power point.



- Bathroom 1.8m x 2.1m The bathroom has tile flooring, one wash hand basin with tile splash back, one W.C and a shower cubicle which houses a Mira Electric Shower. Other features include one centre light piece and one extractor fan.

Features

- 700 Sq. Ft. approx.
- Within walking distance of UCC and the CUH
- Panoramic views of the River Lee
- Ground floor 2 bedroom apartment
- Excellent condition throughout
- Ideal investment opportunity
- Electric Heating

Directions

Please see Eircode T23 XY26 for directions.

Michael Downey
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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 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.



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