



**FOR SALE BY PRIVATE TREATY**

**213 ABBEY RIVER COURT  
SHEEP STREET  
LIMERICK CITY  
LIMERICK V94FW01**

**PRICE REGION: €160,000**

**BER C1**



## DESCRIPTION

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Property Partners de Courcy O' Dwyer introduce to the market this two bedroomed second floor apartment of approx. 62 sq. m of very well appointed accommodation in the heart of Limerick City.

The property is accessed via a ground floor entrance with both stairwell and lift service to the second floor. The property consists of an open plan living / kitchen area. The kitchen has floor and wall storage units. There are two double bedrooms in the property with the main bedroom having an ensuite shower room. There is also a main bathroom. The unit overlooks a landscaped internal court yard area.

Abbey River Court gets it's name from the nearby historic Abbey River and is located close to St. Mary's Cathedral.

This location benefits from being a short walk into Limerick City and has the benefits of all local services and amenities to include gym, bars, restaurants, shops, hotels, bus routes, scenic walks etc.



## SPECIAL FEATURES

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- Private secure development
- Second floor apartment of approx c. 62 Sq.M.
- Communal winter garden
- Electric heating throughout
- Double glazed PVC windows
- BER: C1
- Lift access to all levels
- City centre location
- Two double bedrooms

## BLOCK MANAGEMENT COMPANY

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The subject development is block managed by M&C Properties.

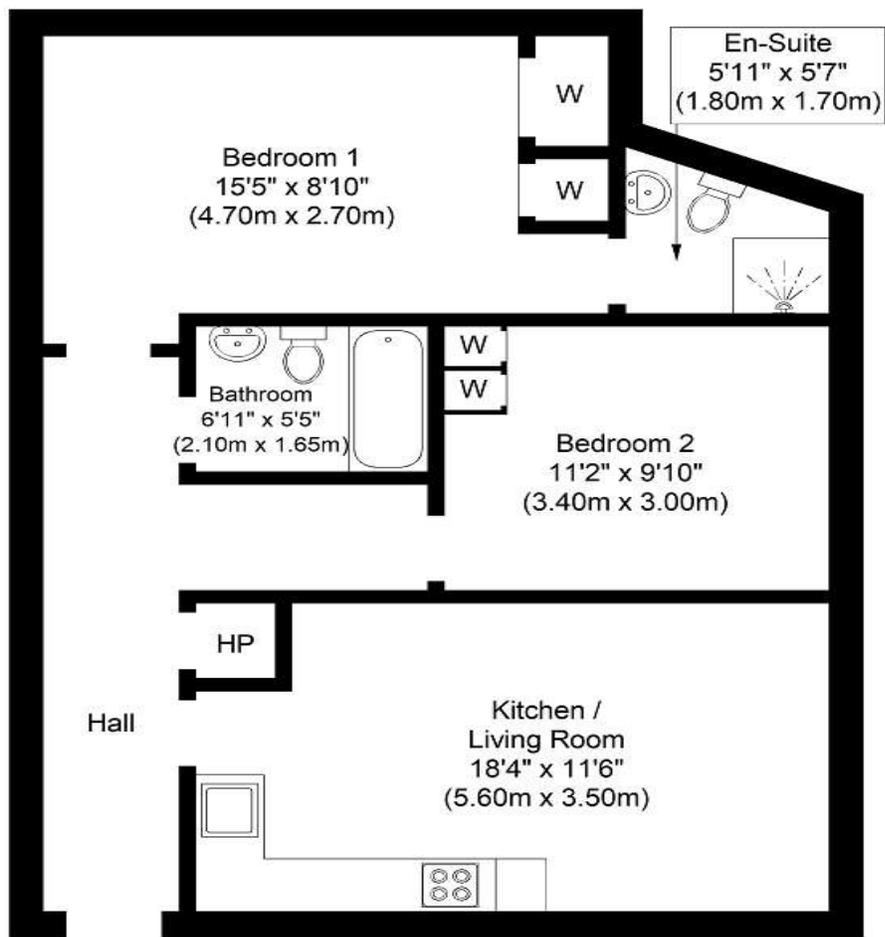
We have been advised the service charge for 2022 is c. €2000 per annum.

This includes a levy of €200 for the painting of the common areas and a €100 contribution to the sinking fund.

## ACCOMMODATION (For floor areas of the rooms please see attached floor plan)

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- **Entrance Hallway** With carpeted flooring
- **Living Room/Kitchen Area** Wall and floor mounted units with built in oven, four ring electric hob and extractor fan. Oval sink with drainer. Integrated appliances. Tiled floor and splash back area.
- **Bedroom 1** Double room with built in wardrobes.
- **Ensuite** W.C. W.H.B. Shower cubicle. Fully tiled throughout.
- **Bedroom 2** Double room with built in wardrobes.
- **Bathroom** Bath. W.C. W.H.B. Fully tiled.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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## PRICE REGION

€160,000

## VIEWING DETAILS

By appointment only

## Contact Negotiator

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## DIRECTIONS

Google Map: V94FWO1

## RENT:

We have been advised the property is let on a lease dated from 21<sup>st</sup> September 2015 at a passing rent of €950.00 per month. The rent was last increased in June 2020.

## CONTENTS:

The sale will include all the Landlord's loose fittings.

**PROPERTY  
PARTNERS**

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.