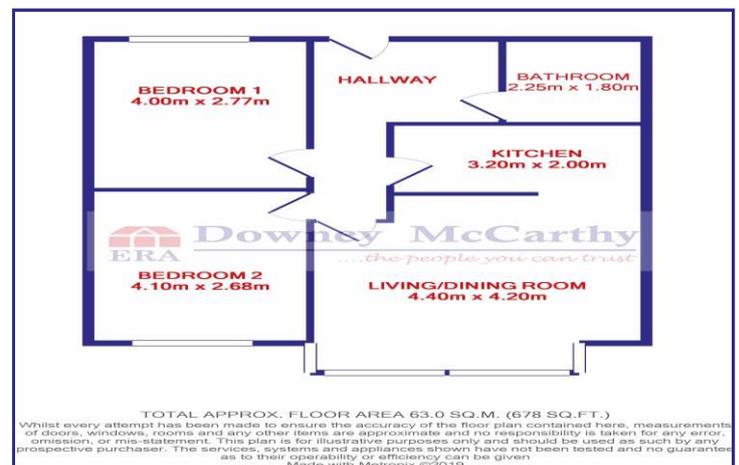


32 Camden Court, City Centre Nth, Cork City



Modern third floor 2 bedroom apartment within the popular Camden Court development, this property represents an excellent investment opportunity for an investor or as an ultra convenient city home for a first time buyer or an owner occupier. The property comes with an excellent BER rating and fully furnished.



€175,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.25m x 2.4m

A large hallway with laminate flooring, one centre light piece, one power point and a thermostat control for the heating.

- Kitchen 2.0m x 3.2m

The kitchen has solid wooden units at eye and floor level with an extensive counter top and tile splash back. Features include a wash hand basin, two power points, integrated hob and oven, an extractor fan, one radiator and one centre light piece.



- Living/Dining Room 4.4m x 4.2m

The living/dining area has laminate wooden flooring, Features include three power points, one centre light piece, one television point and access to a fully enclosed balcony. The balcony has full length windows which flood the area with natural light.





- Bedroom 1

4.0m x 2.77m

A spacious double bedroom with laminate timber flooring. Features include one radiator, three power points, one television point and one window looks out towards the front of the development.



- Bedroom 2

4.1m x 2.68m

This bedroom has one window looking out over the rear of the development. The room has solid wood flooring, one radiator, two power points, one centre light piece and a television point.





- Bathroom 2.25m x 1.8m

The bathroom has tile flooring, one wash hand basin, one radiator, w.c, extractor fan and a bath with shower overhead.

Features

- 678 ft² approx.
- Fully furnished
- Double glazed windows
- Natural Gas central heating
- Gated development
- High rental yield
- Convenient city centre location
- Property is now vacant
- Last rent was €1,245 reviewed on 13/2/19
- Great energy rating B3
- BER expires in September 2019

Directions

Please see Eircode T23 K028 for directions.

	<p>James Cogan 60 South Mall, Cork 087 7522244 james@eracork.ie</p>
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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.



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