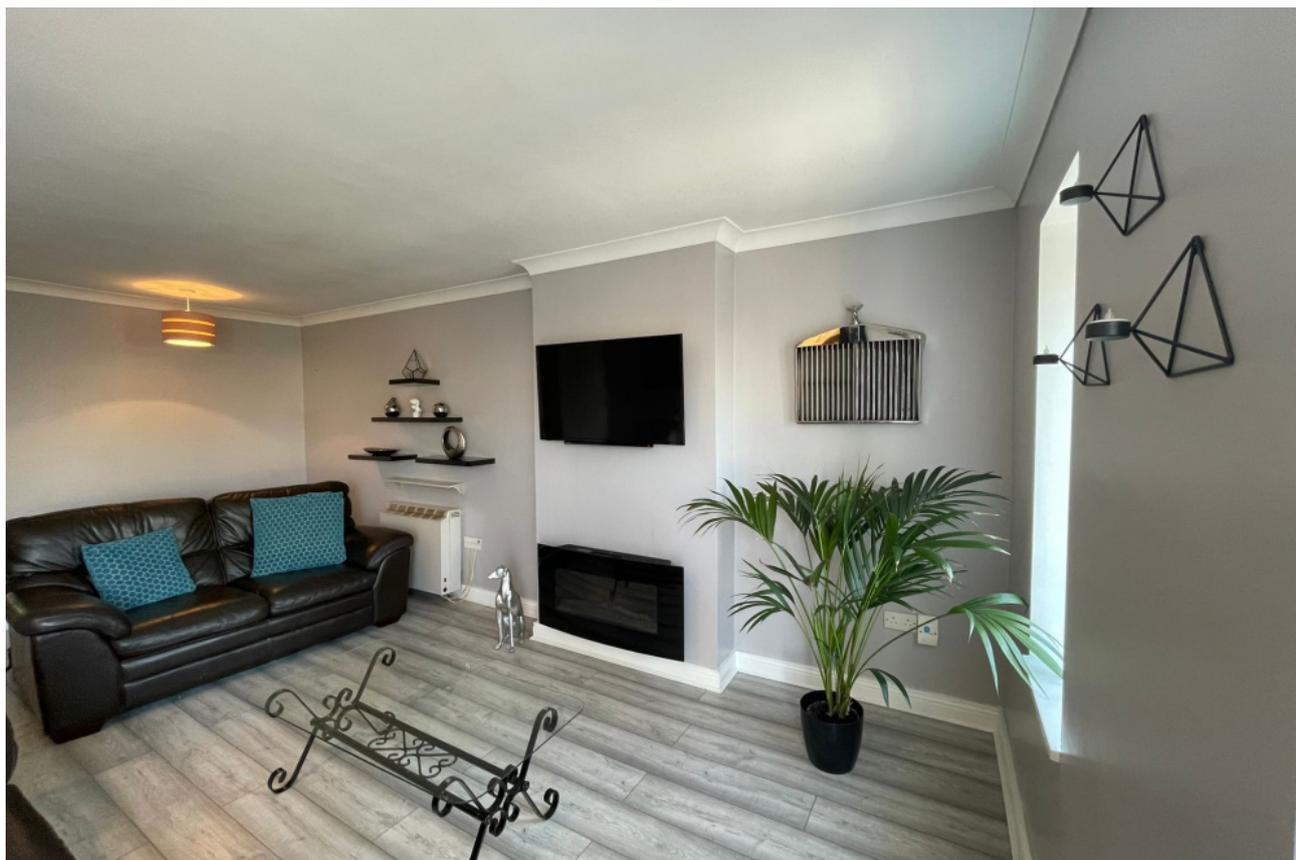




Downey McCarthy

...the people you can trust

22 Dun Laoi, Union Quay, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this well-maintained, centrally located two bedroom apartment which is situated on the second floor and offers spectacular views of Cork city and directly over the River Lee. This ultra convenient apartment is a stones throw from all amenities in the city centre including shops, bars and restaurants, and more, this property is ideally suited to first time buyers or a savvy investor looking for a secure and lucrative opportunity. The property is within easy walking distance of the new office developments on Albert Quay and only 5 minutes walk to South Mall and 10 minutes to Patrick Street.



AMV: €250,000



60 South Mall, Cork.

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

PSRA No. 002584

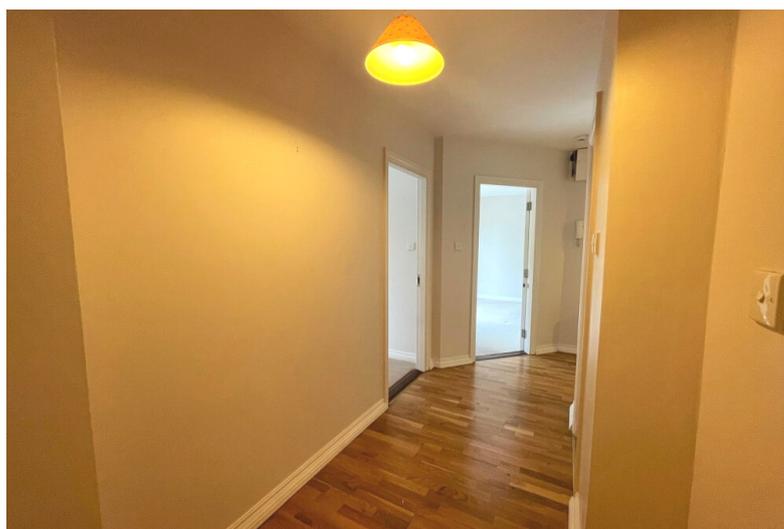
| FEATURES

- 72.38 Sq. M / 779 Sq. Ft. Approx.
- Built in the 1980's approx.
- Very well presented and well maintained apartment
- Owner Occupied
- BER D2
- Fantastic central location
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance to the Cork College of Commerce, City Hall and South Infirmiry Victoria Hospital
- Secure gated access
- Spectacular views of Cork city centre and the River Lee
- Electric heating
- Ideal first time buy/investment opportunity
- Management fees €1,700 p.a.

| RECEPTION HALLWAY

4.65m x 2.13m (15'2" x 6'9")

The property is situated at the front of the complex overlooking the river. Welcoming reception hallway with semi-solid timber flooring, one centre light fitting, one smoke alarm, a fire alarm, one telephone point and one electric heater. Solid doors from this area lead to all rooms.



| OPEN PLAN KITCHEN/ DINING/LIVING AREA

6.35m x 6.2m (20'8" x 20'3")

Superb open plan room offering spectacular views over the River Lee. The living area has a sliding glass door and two windows overlooking the front of the property which



gives the panoramic city and river views and allows extensive natural light to flow throughout the room. Other features include semi-solid timber flooring, neutral décor, ample power points throughout, one electric heater, one television point and a feature fireplace.



| BEDROOM 1

3.62m x 2.47m (11'8" x 8'10")

This room has one window overlooking the rear of the property, laminate timber flooring, one centre light fitting, neutral décor, power points, one electric heater and a walk-in wardrobe area which has ample space for storage.



| BEDROOM 2

3.42m x 2.45m (11'2" x 8'0")

One window overlooks the rear of the property and this room has built-in units for storage, carpet flooring, one centre light fitting, power points and one electric heater.



| BATHROOM

3.62m x 2.47m (11'8" x 8'10")

The main bathroom has a three piece suite which includes a fully enclosed shower cubicle with a Trion T80 electric shower fitted. Other features include tiled flooring, fully tiled walls, neutral décor, one globe light fitting, one wall-mounted light fitting and an extractor fan.

| DIRECTIONS

Please see Eircode T12 Y314 for directions.



| ALL ENQUIRIES TO:

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087 7777117
michael@eracork.ie



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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.