

FOR SALE BY PRIVATE TREATY

**23 Camden Court,
Cork.**

1 BED CITY CENTRE APARTMENT



Modern 1 bedroom second floor apartment c. 500 Sq. Ft. within the popular Camden Court development. Enjoying the benefit of a gated and secure entrance the property represents an excellent investment opportunity for an investor or as a city home. Situated within walking distance to Opera Lane, Patrick Street & within easy access to all local and essential amenities. Viewing comes highly recommended and is strictly by prior appointment only.

Accommodation:

Entrance Hall: 12ø x 6ø8ö, 3.76m x 2.04m, Tiled Flooring.

**Living Room/
Lounge/Kitchen:** 16ø11ö x 13ø4ö, 5.16m x 4.08m,
Tiled Flooring in Kitchen with fitted units at worktop and eye level,
plumbed for appliances. Integrated hob & oven with extractor fan.
Timber flooring in Living Area, south facing views of River Lee &
Cork Opera House. Fitted blinds.



Bedroom 1: 11ø10ö x 13ø4ö, 3.61m x 2.50m
Fitted laminated timber flooring, fitted blinds

Bathroom: 8ø7ö x 7ø6ö, 2.61m x 2.30m
Tiled flooring, wc, whb, Shower Unit & extractor fan.

BER: **BER: B3 BER Number:** 101103323
Energy Performance Indicator: kWh/m2/yr

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| Services: | Mains Water, Mains Sewerage. |
| Features: | <ul style="list-style-type: none">• Gas Fired Central Heating• Convenient city location Situated within walking distance of Patrick Street, Opera Lane & bus stops• River views from living area• Currently let until August 2017• Absolute Property Management responsible for the block management of the building. Management fee of €2,400 per annum. Discount available if paid within an allocated time period. |
| Title: | Leasehold |
| Price: | €130,000 |
| Eircode: | T23 K544 |
| Negotiator: | Tel: Robert O Keeffe 086-2469204 Email: robert@irishanduropean.ie |
| Solicitor: | Eimear Foley, Reidy & Foley Solicitors, Parliament House, Parliament Street, Co. Kilkenny |
| Directions: | From Cork Opera House, cross the Christy Ring Bridge. The entrance to Camden Court apartment complex is immediately before Pa Johnston's Bar on the left-hand side. |
| Viewing: | Strictly by appointment with sole agents |