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: 12\psi x 6\psi 8\overline{o}, 3.76m x 2.04m, Tiled Flooring.

Living Room/ Lounge/Kitchen: 16øl 1 ö x 13ø 4 ö, 5.16 m x 4.08 m,

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: 8Ø7 ö x 7Ø6ö, 2.61m x 2.30m

Tiled flooring, wc, whb, Shower Unit & extractor fan.

BER: B3 BER Number: 101103323

Energy Performance Indicator: kWh/m2/yr

DISCLAIMER:

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Services: Mains Water, Mains Sewerage.

Features:

• 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@irishandeuropean.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 Johnstonøs Bar on the left-hand side.

Viewing: Strictly by appointment with sole agents