

11 Corabbey Court, Midleton, Cork **BER B3**



Immaculately maintained two bedroom second floor apartment in a much sought after location of Corabbey Court, Midleton, Co. Cork.

The property has a superb south and west facing aspects which ensure the apartment is naturally bright throughout the day.



AMV: €160,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway

A doorway from the communal hallway allows access to the hallway.

The hallway has magnificent tiled flooring throughout, attractive neutral décor, two centre light pieces, two smoke alarms, one large radiator, two power points and a doorway from the hallway allows access to a utility/storage area.

Utility/storage area has tiled flooring, built in sink with storage area underneath, plumbing for a washing machine, space for a dryer, one centre light piece and shelving for storage.

- Living Room 4.95m x 4.15m

A bright spacious living room has one window to the front of the property including net blind, curtain rail and curtains. The room has quality laminate timber flooring, attractive décor, one centre light piece, one smoke alarm, one radiator, two tv points, ten power points, one phone point and a doorway with glass panelling allows access to the kitchen/dining area.



- Kitchen/Dining Area 4.95m x 3.4m

Magnificent bright spacious kitchen features solid Maple units at eye and floor level. The area has extensive work top counter space and tiled splash back. The room has laminate timber flooring, neutral décor and south east facing rear balcony off the kitchen area. The kitchen offers extensive dining space, one large radiator, two centre light pieces, ten power points, one phone point, one smoke alarm, plumbing for a dishwasher, space for fridge/freezer/cooker, integrated extractor fan and one window to the side of the property.



- Bedroom 1 3.56m x 3.1m

A superb spacious double bedroom has one window to the side of the property which includes net blind, curtain rail and curtains. The room has carpet flooring, built in units from floor to ceiling, one centre light piece, one large radiator, wall mounted shelving, two wall mounted light pieces, ten power points, two tv points and one phone point.



- En Suite
- Bedroom 2 3.64m x 2.97m
- Family Bathroom 1.47m x 1.72m

En suite features a three piece suite with a pump action shower. The area has tiling from floor to ceiling throughout, one window to the front of the property, one centre light piece, one radiator and one wall mounted light piece.

A spacious double bedroom has one window to the side of the property which includes net blind, curtain rail and curtains. The room has carpet flooring, attractive décor, one centre light piece, one radiator, four power points and one phone point.

This family bathroom features a three piece suite with a pump action shower over the bath. The room has impressive tiling from floor to ceiling, one centre light piece, one wall mounted light piece, one radiator, one extractor fan, one heated towel rail and one wall mounted shelf.

Features

- Approx. 75 sq. metres (807 sq.ft.)
- GFCH
- Second floor apartment
- BER TBC
- Double glazed windows
- Management fee €1500 per annum
- Modern fitted kitchen
- Modern stylish décor
- Allocated parking
- Management Fee €1,215
- Situated in the heart of Midleton Village
- Close to all amenities

Directions

Proceed down the main street in Midleton. Turn left onto Distillery Road. Take the first left hand turn off Distillery Road. The Corabbey development is located directly in front of you here. Proceed in the main gate and veer left. No. 11 is located on the right hand side.



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