

15 Trinity Court, Georges Quay, Cork City



ERA Downey McCarthy are delighted to launch to the market this very well presented and most spacious two bedroom apartment, within the much acclaimed development of Trinity Court in the heart of Cork city. The property benefits greatly from its positioning close to all amenities, public transport hubs and major employers in Cork including UCC, Apple Inc., South Infirmary Victoria University Hospital and Cork College of Commerce.



AMV: €275,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 60 Sq. M. / 642 Sq. Ft.
- Built in 2004
- BER B3
- Two double bedrooms
- Balcony area
- Designated parking space included within secure underground parking lot
- Ideal city centre location
- 5 minutes' walk to South Mall and city centre
- A stones' throw from a host of amenities of the city including gyms, shops, supermarkets, bars, restaurants, pharmacy, bus routes
- Management fees €2,193 with an early payment discount of 15% (€1,864.05)

| RECEPTION HALLWAY

4.24m x 1.19m (13'9" x 3'9")

A solid door allows access to the main reception hallway. The hallway features laminate timber flooring, neutral décor, recessed spot light, smoke alarm and access to the hot press. Solid doors allow access to all rooms.

| OPEN PLAN

KITCHEN/DINING

5.37m x 3.82m (17'6" x 12'5")

This superb and bright open plan kitchen, dining and living area features recessed lighting and neutral décor throughout.

The kitchen features tile flooring, modern fitted units at eye and floor level work worktop counter and tile splashback, power points, fitted oven/hob/extractor fan, integrated fridge freezer and plumbing for a washing machine.

The dining/living area features laminate timber flooring, one large radiator, power points and a door allowing access to a balcony area.



| **BEDROOM 1**

4.31m x 3.29m (14'1" x 10'7")

This spacious double bedroom has one window to the rear of the property, carpet flooring, one centre light piece, one radiator, neutral décor, built-in storage units and power points. A door allows access to the ensuite bathroom.



| **ENSUITE**

1.8m x 1.97m (5'9" x 6'4")

The ensuite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, modern floor and wall tiling, neutral décor, one centre light piece and extractor fan.



| **BEDROOM 2**

2.99m x 3.83m (9'8" x 12'5")

This double bedroom has one window to the front of the property, carpet flooring, one centre light piece, one radiator, neutral décor, a built-in storage unit and power points.



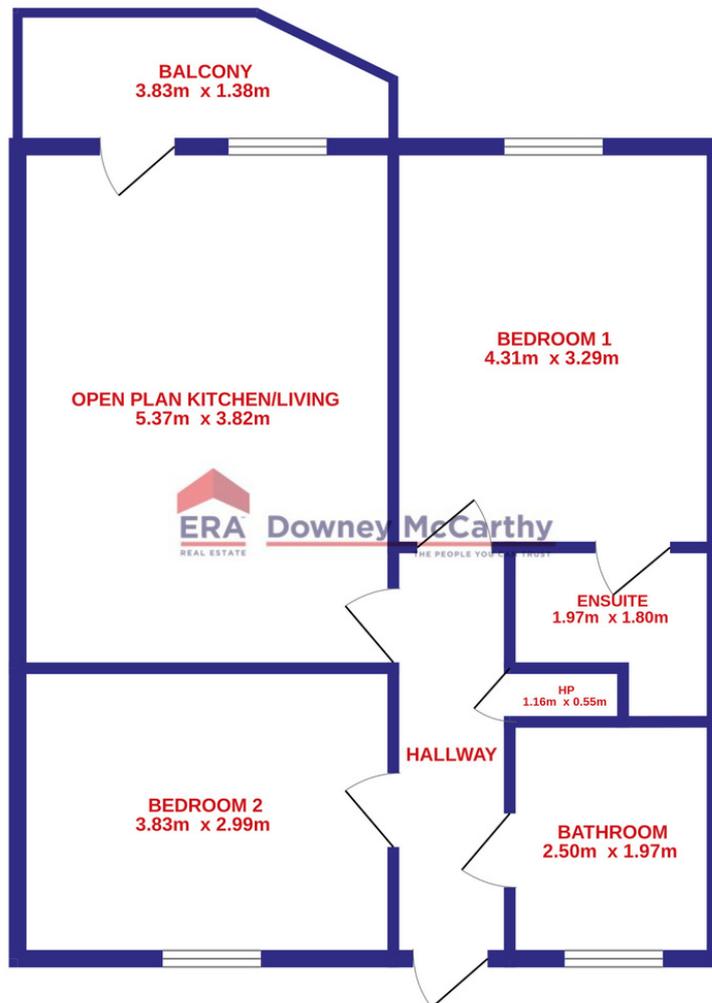
| BATHROOM

2.5m x 1.97m (8'2" x 6'4")

The main bathroom features a four piece suite including a power shower fitted off the mains, modern floor and wall tiling, one centre light piece, one radiator and neutral décor.



| FLOOR PLAN



TOTAL FLOOR AREA: 59.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 WN50 for directions.



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