



Downey McCarthy

...the people you can trust

Apartment 50B, South Terrace Court, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this super three-bedroom fourth floor apartment located in the popular residential development of South Terrace Court. The property comes with a valuable city centre car park space. An ideal first time buy or investment opportunity, this property benefits from its excellent location in the heart of Cork city with all essential amenities right at your doorstep. It's a 5 minute walk to the South Mall and Patrick Street with shops, restaurants, bars, schools, pharmacies and gyms all within easy reach. The South Infirmary and Victoria University Hospital is literally across the road and the ground floor of this complex is occupied by medical consultants and doctors' surgeries.



AMV: €240,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 59.92 m² / 644.96 ft²
- BER B3
- Built in 1995/96
- Rental potential of €1,250 p/m
- Block managed by ERA Downey McCarthy
- Management fees €1,900 p/a with an early payment discount of €200
- Bright, open plan kitchen/living/dining area
- South West facing balcony
- Three double bedrooms
- Secure gated complex
- Valuable parking space
- Elevator and stairs access
- Excellent location in the heart of Cork City
- All amenities at your doorstep
- Close to Shops, restaurants, bars, schools, pharmacy, gyms etc.
- Across the road from the South Infirmary Hospital
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

3.76m x 2.82m (12'3" x 9'2")

The reception hallway has laminate timber flooring, one smoke alarm, two centre light fittings, a thermostat control for the heating, storage heating and solid doors leading to all rooms. The hot press is located in the hallway and is shelved for storage.

| KITCHEN

2.41m x 2.16m (7'9" x 7'0")

The kitchen area has solid fitted units at eye and floor level with extensive worktop counter, tiled splashback, one centre light fitting and laminate flooring. The kitchen has a stainless steel sink, space for an oven, washing machine, tumble dryer and a fridge/freezer.



| OPEN PLAN DINING/ LIVING AREA

4.97m x 2.92m (16'3" x 9'5")

This light-filled, open plan room has double doors allowing access to the South-West facing balcony, one centre light fitting, laminate timber flooring, one wall-mounted light piece, storage heating and power points.



| BEDROOM 1

3.12m x 2.85m (10'2" x 9'3")

This spacious double bedroom has attractive laminate timber flooring, a feature bay window overlooking the front of the property, one centre light piece, one radiator, ample power points and a large built-in wardrobe which is ideal for storage.



| BEDROOM 2

3.12m x 2.85m (10'2" x 9'3")

This spacious double bedroom has attractive laminate timber flooring, a feature bay window overlooking the front of the property, one centre light piece, one radiator, ample power points and a large built-in wardrobe which is ideal for storage.



| BEDROOM 3

2.84m x 2.82m (9'3" x 9'2")

This single bedroom has high quality laminate timber flooring, one window overlooking the front of the property, one centre light piece, one radiator and power points.



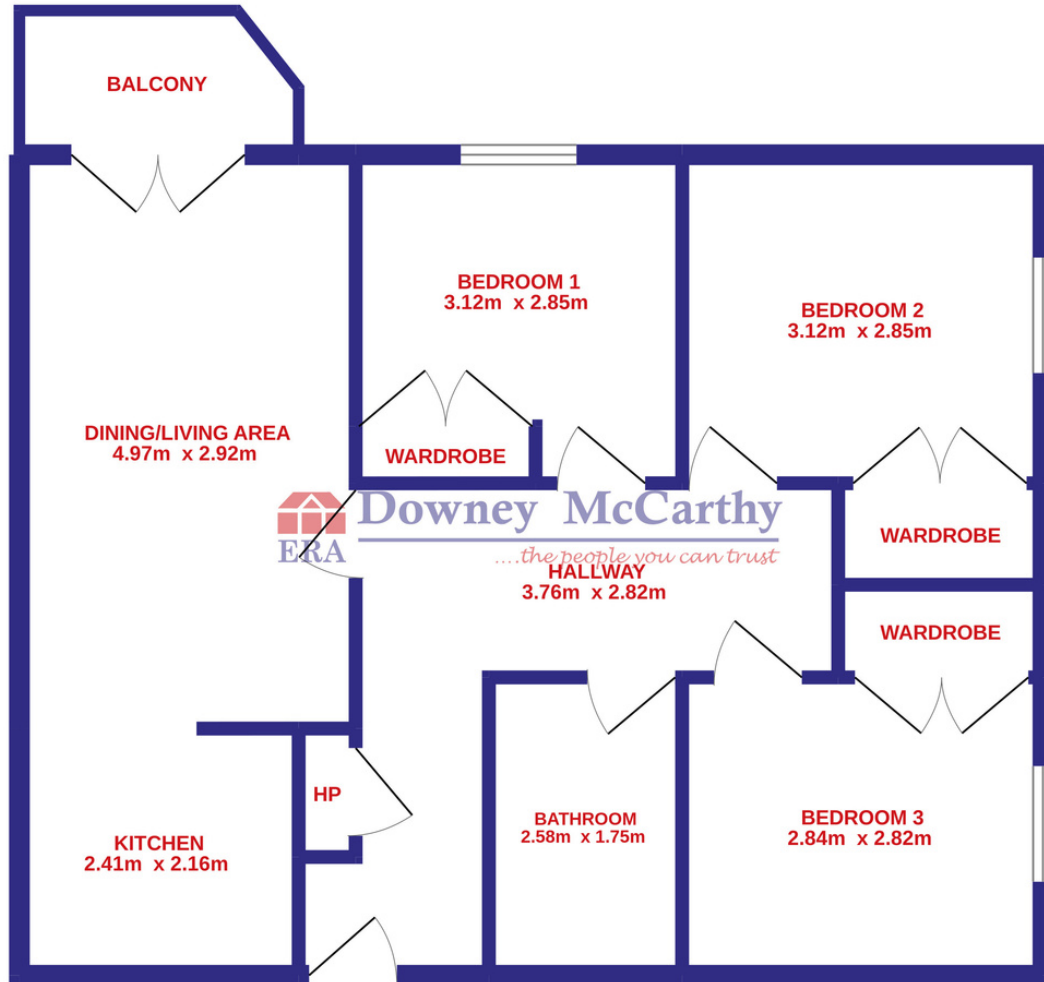
| BATHROOM

2.58m x 1.75m (8'4" x 5'7")

The main bathroom features a magnificent four piece suite including a bath and a built-in shower cubicle which incorporates a Mira Elite QT electric shower and one frosted window to the rear of the property. Superb décor floor and wall tiling, one heated towel rail, one radiator, a built-in storage unit, recessed spot lighting, one centre light piece and beautifully finished throughout.

| FLOOR PLAN

APARTMENT
59.9 sq.m. approx.



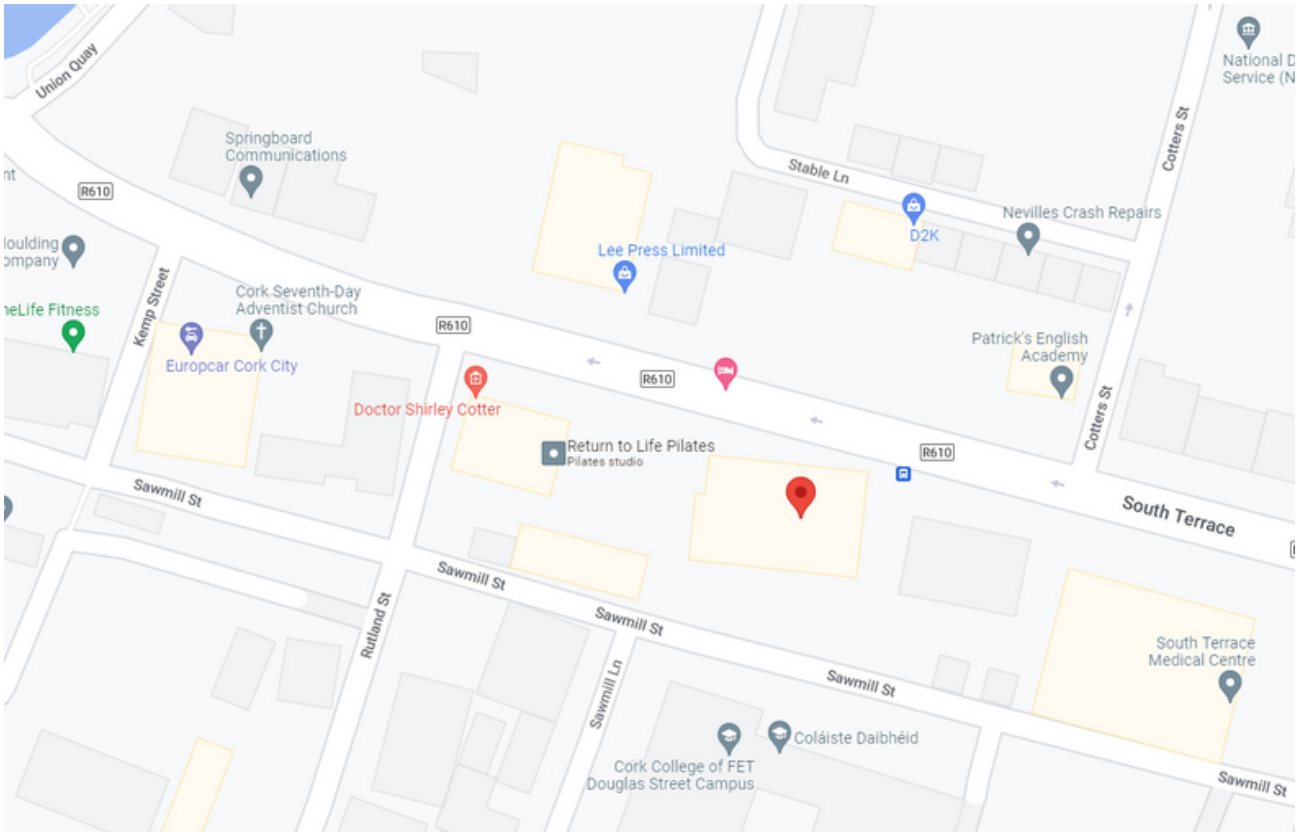
TOTAL FLOOR AREA : 59.9 sq.m. approx.

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 HX43 for directions.



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Solicitor Details:

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