

## PROPERTY SALES

**211 MAHON HOUSE,  
NEWTOWN MAHON,  
LIMERICK  
V94K033**



### SPECIAL FEATURES

- ✓ Spacious Accommodation
- ✓ Town Centre location
- ✓ 1 Bed apartment
- ✓ G.F.C.H
- ✓ Excellent Value

**BER B3**

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**ASKING PRICE**  
**OFFERS IN EXCESS**  
**€125,000**



## LOCATION

Mahon House is a landmark development situated on the north side of William Street in Limerick City Centre. This mixed-use building features 68 apartments, with commercial uses on the ground floor.

Conveniently located just 480 meters from Limerick City Centre, 350 meters from Limerick Bus & Railway Station, and 600 meters from the Limerick School of Art and Design, Mahon House offers ease of access to all local amenities, all within walking distance.

## DESCRIPTION

No. 211 a second floor apartment, is located in the front section of the building over looking Limerick City. No. 211, extending to 51 sq mt. ( 549 sq. ft.), accommodates entrance hall, shower room together with an open plan kitchen/dining room/living room. There is a small metal balcony off the living/dining room. Having been rented for the past number of years, the property is well presented bot in need of modernisation.

## ACCOMMODATION

Hall - Laminate Floor - Hotpress	2.8 x 2.6
Bedroom - Carpet, fitted wardrobe	3.8 x 3.6
Bathroom - Partially tiled, w.c., w.h.b., shower	2.3 x 1.7
Kitchen/Dining Room - fitted units, tiled floor	5.0 x 3.8
Living Room - laminate flooring,	4.4 x 2.6
French Doors to balcony	
Balcony - tiled	3.9 x 0.9
Approx. Floor area: 51.0 sq mtrs. (534 sq .ft.).	

## FEATURES

- Modern city centre apartment with balcony
- Gas Fired Central Heating
- Located on the second floor to front block
- Vacant - passing rent €790
- Service Charge: €2,384 pa
- (Inc. €300 sinking Fund Contribution)

## BER DETAILS

BER Details: B3      BER Number: 101412716  
Energy Performance Indicator: 130.73 kWh/m<sup>2</sup>/yr

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