

**Apt 8 The Drive, Harbour Heights, Passage West, Co. Cork T12 XW70****FOR SALE BY PRIVATE TREATY**

This is a special two-bedroom apartment in excellent condition with the highest grade of fixtures and fittings. Situated on the second floor within a small block of 11 units in total there is a sense of space throughout the complex with just two other units on this floor.

Accommodation is spacious and bright with an open plan living area incorporating a generous kitchen. The living area has an impressive bespoke display unit housing the wall mounted electric effect fire.

There are two double bedrooms each with fitted robes and the master bedroom en-suite as well as a large bathroom and walk in storage cupboard. The apartment has a private balcony overlooking a green area.

There is easy pedestrian access to the gorgeous Hop Island Greenway walk linking Passage to Mahon

This is truly a walk-in property, suitable for owner occupiers and investors alike.

**FIRST FLOOR  
APARTMENT****2 BED - 2 BATH****947sq.ft. (88sqm.)****BER B1**

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**Viewings Strictly By Appointment**

## Accommodation

Apartment located on the second floor of a four storey building. A stairwell and lift are available from the ground floor lobby. There are three apartments in total on the second floor.

### Entrance hall

With polished wood floor covering. Storage cupboard shelved for storage and has sockets for cordless vacuum and dryer for example.

### Living Area 5.0m x 6.7m (max measurement)

Large open plan room with carpet floor covering and tiling to kitchen. Impressive made to measure display unit, double doors to balcony with quality artificial grass covering.

### Kitchen Area 3.9m x 2.8m

With eye and floor level units incorporating excellent storage along with an integrated dishwasher, fridge freezer, washing machine and electric hob and space for oven and microwave.

### Bathroom

Tiled floor to ceiling with wc, wash hand basin and bath with pumped shower head over.

### Bedroom One 3.6m x 3.6m

Double bedroom with carpet floor covering and extensive full length fitted robes

### En-suite

tiled floor to ceiling with corner shower, wc and wash hand basin.

### Bedroom Two 4.1m x 2.8m

Double bedroom with carpet floor covering and full length fitted robes. Attractive corner window.

## FEATURES

- > High quality fixtures and fittings throughout, in excellent condition
- > Gas fired central heating
- > PVC double glazed windows
- > Burglar alarm fitted
- > All curtains and blinds included
- > One assigned parking space available
- > Annual Service Charge €1,490  
(€300 discount if paid within renewal date)

