



## Apt. No. 14 Bridgeview Court, Waterford. X91 PX20

**For Sale**

**€120,000**

**Bedrooms:** 2  
**Reception Rooms:** 1  
**Bathroom's / WC's** 1  
**Size:** c. 68sq.m. /c. 730sq.ft.

PSRA Licence Number: 004069

DOUGLAS NEWMAN GOOD  
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## DESCRIPTION

Excellent investment opportunity currently with a rental income of €850pm and annually of €10,200. Large and well-proportioned first floor two bedroom apartment located within the Bridgeview Court, Bridge Street in Waterford City. In walk in condition throughout, this apartment comprises of an entrance hall, open plan kitchen/dining/living, two double bedrooms and a bathroom. The property comes to the market fully furnished as a turnkey investment property. Heating is provided by electric storage heating and all windows are double glazed. The apartment block has lift access to all floors. Management Fee P.A. for 2022: €1,200. On street parking with residents' permit.

## LOCATION

Located within Bridgeview Court in Bridge Street, Waterford City and within minutes walking distance of the City Centre and main shopping areas, the property is also within easy reach of Rice Bridge, Bus & Train Station and all routes including the new City By-Pass, giving convenient passage to the main Dublin, Cork, and Rosslare Roads. Centrally located off the Waterford City Quays.

**ASKING PRICE €120,000**

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT  
DNG REID & COPPINGER AUCTIONEERS 051852233**



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## ACCOMMODATION

**Entrance Hall** 2.14 x 3.18

Laminate wood flooring.

**Kitchen/Dining/Living Room** 5.83 x 5.62

Laminate wood flooring. Upgraded fitted kitchen. Blinds to windows.

**Bedroom 1** 3.35 x 4.80

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bedroom 2** 2.81 x 3.44

Carpet flooring. Fitted wardrobes. Blinds to window.

**Bathroom** 2.49 x 2.25

Linoleum flooring. WC. WHB. Bath with shower overhead. Tiled around bath and shower

## FEATURES

Fully furnished

Electric storage heating

Excellent investment opportunity

Lift Access

## BER

Rating: C3

BER No.: 100983774

EPI: 216.49 kWh/msq/yr

