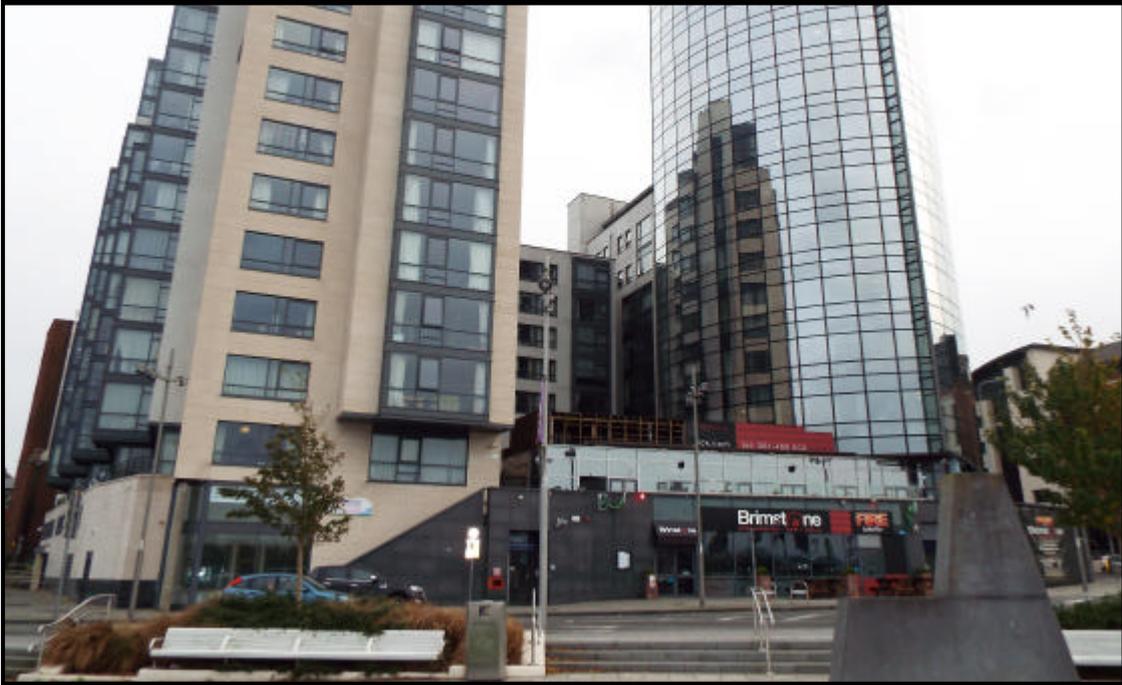


**PROPERTY
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**de Courcy
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**Apartment 4, Riverpoint
Bishops Quay
Limerick**

Property Partners deCourcy O'Dwyer are delighted to introduce for sale this spacious two bedroom apartment in this modern and popular apartment block located in the heart of Limerick City. This apartment built c. 2005 measures approx 76 sq. mtrs. (c. 820 sq. ft.).

The property comprises of entrance hallway, living room / dining room, kitchen, 2 bedrooms main ensuite and bathroom.

A viewing of this property is highly recommended.

Price Guide:

Region €125,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email decourcyodwyer@propertypartners.ie

PSRA Licence No.: 002371

Accommodation

Accommodation	Size	Description
Entrance Hall	9m X 1.2m 29'5" x 3.94	Intercom
Living Room / Dining Room	5m x 3.35m 16'4" x 10'9"	T.V. Point
Kitchen	3m x 2.25m 9'8" x 7'3"	Modern fitted kitchen with ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Candy electric over and four plate hob. Extractor fan. Plumbed for washing machine. Tiled floor.
Bedroom 1	6.3m x 3.65m 20'6" x 11'9"	Fitted wardrobes.
Ensuite/Shower Room	2.3m x 1.7m 7'5" x 5'5"	Fully tiled shower cubicle with Mira Sport Electric shower. W.C. W.H.B. Tiled floor. Extractor fan.
Bedroom 2	2.55m x 3.6m 8'3" x 11'8"	Fitted wardrobe.
Bathroom	3.2m x 1.7m 10'5" x 5'5"	Bath with telephone shower attachment. W.C. W.H.B. Tiled floor. Extractor fan.

Special Features	Management Company Details
<ul style="list-style-type: none"> * Modern apartment block. * Spacious accommodation c. 76 sq. mtrs. (820 sq. ft.) * 2 Double bedrooms. * Ensuite. * Lift service. * City Centre location close to all amenities. * Underground parking. * Strong rental demand. 	<ul style="list-style-type: none"> * Management Company - M&C Property * Contact No.: 061 432 777 * Service Charge for 2017 - €950 for apartment + €230 for car space per annum. (this may change year to year)



“The Home of High Standards”

Viewing strictly by appointment

Property Partners de Courcy O'Dwyer for themselves and for the vendor or lessors of the property whose agent they have given notice that: No.1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. No. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No. 3. No person in the employment of the Property Partners de Courcy O'Dwyer has any authority to make or give representation or warranty whatever in relation to this development.

