



Apt. No. 13 Calder House, Waterford. X91KN73.

For Sale

€85,000

Bedrooms: 2
Reception Rooms: 1
Bathroom's / WC's 2
Size: c. 88 sqm. /c. 947 sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

This property is a first floor generous two bed, two bath apartment, situated within the gated development of Calder House, Lisduggan, Waterford. The property is in good condition throughout and comprises of entrance hall, open plan kitchen, dining and living room, two spacious bedrooms main ensuite and a shower room. The property comes to the market fully furnished as a turnkey investment. Heating is provided by electric storage heating system and all windows are pvc double glazed. Currently tenanted generating €780 per month for the academic year. The Management Fee € 1,153.00 for the year 2018

LOCATION

Within the Calder House gated development off Paddy Browne's Road directly adjacent to the Waterford Shopping Centre, Lisduggan library a choice of primary and secondary schools and Waterford Institute of Technology and the IDA Industrial Park is just a short stroll away

ASKING PRICE €85,000

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





ACCOMODATION

Entrance Hall	6.58 x 1.49
Laminate wood flooring.	
Kitchen/Dining/Living Room	4.99 x 5.01
Laminate wood flooring. Fitted kitchen with integrated oven and hob.	
Bedroom 1	7.50 x 3.20
Carpet flooring. Built in wardrobes.	
En-Suite	2.38 x 1.81
Tiled flooring. WC. WHB. Shower. Tiled around shower cubical.	
Bedroom 2	5.88 x 3.65
Carpet flooring. Built in wardrobes.	
Shower Room.	1.76 x 1.72
Tiled flooring. WC. WHB. Tiled around shower cubical.	

FEATURES

Gated development
Fully furnished
Parking

BER

Rating: C3
BER No.: 109026880
EPI: 207.79 kWh/msq/yr



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