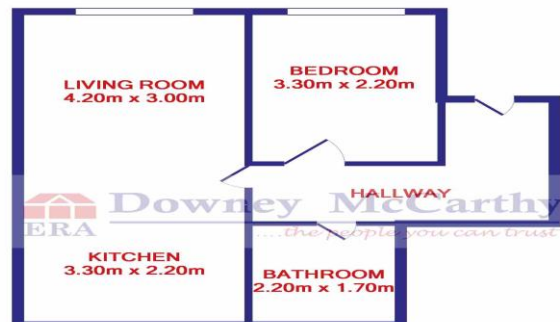


## 22 F Lower John Street, City Centre Nth, Cork City



ERA Downey McCarthy are delighted to present this first floor one bedroom apartment that has been completely renovated in 2018/2019. This apartment is now like new, with a modern and stylish finish and it is situated in a very convenient location close to the city centre, literally 5 minutes walk from Patrick Street.



TOTAL APPROX. FLOOR AREA 40.0 SQ.M. (431 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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€150,000

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## Accommodation

- Reception Hallway 3.1m x 4.1m

The hallway has a newly fitted laminate timber floor, phone intercom system for the front door of the complex, one radiator, two power points, and two light fittings.



- Living Room 4.2m x 3.0m

The living area has two radiators, six power points and a window overlooking the front of the property. Other features include laminate timber flooring and two light fittings.



- Kitchen/Dining Area 3.3m x 2.2m

The kitchen has tile flooring, new units at eye and floor level and the gas boiler is situated in the corner. Features include six power points, centre light piece, sink with tile splash back and extensive worktop counter space. The kitchen has space for an oven, fridge freezer and washing machine. The area also has plenty of space for a dining table.



- Bedroom 3.3m x 2.2m

The bedroom has one window looking out over the front of the property. Features include laminate timber flooring, one radiator, one centre light piece, thermostat control for the heating and six power points.



- Main Bathroom 2.2m x 1.7m

The bathroom has tile flooring, radiator and a wash hand basin with tile splash back. Features include an extractor fan, one centre light piece, one wall mounted light piece and a newly fitted shower cubicle which has been tiled from floor to ceiling.



## Features

- Approx. 431 ft<sup>2</sup>
- Completely renovated
- Double glazed windows throughout
- Smoke alarm
- Modern fitted kitchen
- Natural Gas heating
- New Boiler installed
- Walking distance to city centre
- Rental potential €1,200/1,250 per month

## Directions

Please see Eircode T23 XHE0 for directions.

## Outside



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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