



Downey McCarthy

...the people you can trust

Apartment 26A, South Terrace Court, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this super one-bedroom first floor apartment located in the popular residential development of South Terrace Court. An ideal first time buy or investment opportunity, this property benefits from its excellent location in the heart of Cork city with all essential amenities right at your doorstep. It's a 5 minute walk to the South Mall and Patrick Street with shops, restaurants, bars, schools, pharmacies and gyms all within easy reach. The South Infirmary and Victoria University Hospital is literally across the road and the ground floor of this complex is occupied by medical consultants and doctors' surgeries. The property comes with a valuable city centre car park space.



AMV: €165,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 42 Sq. M. / 450 Sq. Ft.
- Built in 1995/96
- BER E2
- Potential to get an A1 BER Cert as per Advisory report
- Bright, open plan kitchen/living/dining area
- Cooker, fridge and washing machine included.
- West facing balcony
- Secure gated complex
- Valuable parking space
- Elevator and stairs access
- Excellent location in the heart of Cork City
- All amenities at your doorstep
- Close to Shops, restaurants, bars, schools, pharmacy, gyms etc.
- Across the road from the South Infirmary Hospital
- Rental potential of €1300 p/m
- Block managed by ERA Downey McCarthy
- Management fees €1,900 p/a with an early payment discount of €200
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

The reception hallway has carpet flooring, one smoke alarm, a fuse board, one centre light piece, a thermostat control for the heating and solid doors leading to all rooms. The hot press is located in the hallway and is shelved for storage.

| OPEN PLAN KITCHEN/LIVING/ DINING

5.68m x 4.6m (18'6" x 15'0")

This light-filled, open plan room has double doors allowing access to the west facing balcony, two light pieces, carpet flooring, two wall-mounted light pieces, storage heating and power points. The kitchen area has tiled flooring, solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, a stainless steel sink, oven, washing machine, and a fridge/freezer all included in the sale.



| BEDROOM 1

4.46m x 2.81m (14'6" x 9'2")

This double bedroom has double doors which lead to the balcony and allows extensive natural light to flood the room, carpet flooring, one centre light piece, one radiator and a built-in wardrobe for storage.



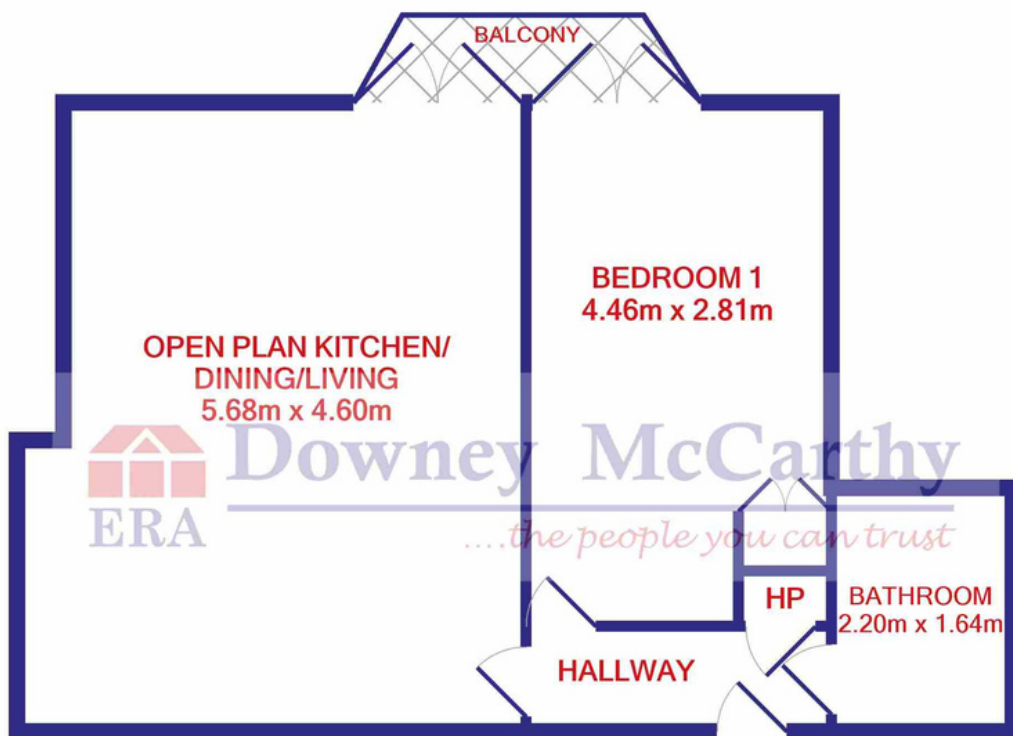
| BATHROOM

2.2m x 1.64m (7'2" x 5'3")

The main bathroom has a three piece suite including a built-in shower cubicle with a power shower off the mains, floor and wall tiling, one wall-mounted light piece, one centre light piece and an extractor fan.



| FLOOR PLAN



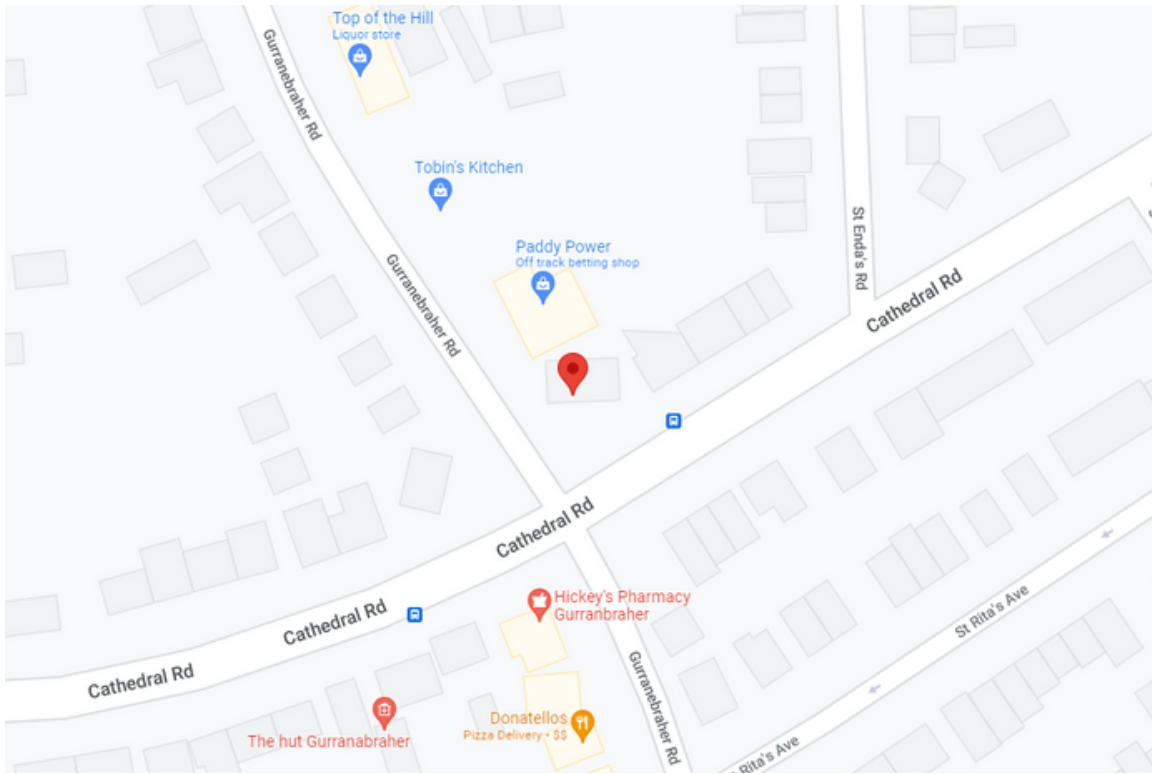
TOTAL APPROX. FLOOR AREA 44.1 SQ.M. (474 SQ.FT.)

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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| DIRECTIONS

Please see Eircode T12 D5C3 for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



 **Downey McCarthy**
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Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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Solicitor Details:

Alana Nolan, Wolfe & Co Solicitors, Market St, Skibbereen, Cork

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