

## PROPERTY SALES

**207 MAHON HOUSE,  
NEWTOWN MAHON,  
LIMERICK  
V94 N122**



### SPECIAL FEATURES

- ✓ Spacious Accommodation
- ✓ Town Centre location
- ✓ 1 Bed apartment
- ✓ G.F.C.H

**BER C2**

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PSRA: 003061**

**ASKING PRICE  
OFFERS IN EXCESS  
€135,000**



## LOCATION

Mahon House is a landmark development situated on the north side of William Street in Limerick City Centre. This mixed-use building features 68 apartments, with commercial uses on the ground floor.

Conveniently located just 480 meters from Limerick City Centre, 350 meters from Limerick Bus & Railway Station, and 600 meters from the Limerick School of Art and Design, Mahon House offers ease of access to all local amenities, all within walking distance.

## DESCRIPTION

No. 207, a second floor apartment, is located in the front section of the building over looking Limerick City. No. 207, extending to 40.0 sq mt. ( 430 sq. ft.), accommodates entrance hall, shower room, double room together with an open plan kitchen/dining /living room. There is a small metal balcony off the living/dining room. Having been rented for the past number of years, the property is well presented but in need of modernisation.

## ACCOMMODATION

Hall - Laminate Floor - Hotpress	4.2 x 1.1
Bedroom - Carpet, fitted wardrobe	3.8 x 2.9
Bathroom - Partially tiled, w.c., w.h.b., shower	1.8 x 1.7
Kitchen/Dining Room - fitted units, tiled floor, oven hob/ extractor	5.0 x 2.9
Living Room - laminate flooring, French Doors to balcony	2.0 x 1.9
Balcony - tiled	3.9 x 0.9
Approx. Floor area: 40.0 sq mtrs. (430 sq .ft.).	

## FEATURES

- Modern city centre apartment with balcony
- Gas Fired Central Heating
- Located on the second floor to front block
- Passing Rent €943pm
- Vacant from 15/07/2026
- Service Charge: €2381 pa
- (Inc. €400 sinking Fund Contribution)

## BER DETAILS

BER Details: C2      BER Number: 101412476  
Energy Performance Indicator: 178.83 kWh/m<sup>2</sup>/yr

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