

# Property Sales

**115 MAHON HOUSE,  
NEWTOWN MAHON, LIMERICK V94 K138**



**CENTRALLY LOCATED  
ONE BEDROOM APARTMENT**



**Being sold with the benefit of  
vacant possession**



**PMI**

Property  
Management  
Ireland

**YOU ARE IN GOOD HANDS!**

**061 451522**

**[info@propertymanagementireland.ie](mailto:info@propertymanagementireland.ie)**

**PMI, Old Cratloe Road, Limerick**

**PSRA: 003061**

**Asking Price**  
**Offers in Excess of**  
**€115,000.00**



**LOCATION**

Mahon House is a landmark development building located on the North side of William Street in Limerick City Centre. It comprises a mixed commercial/residential building with 68 one and two apartments/

Mahon House is located just 480 metres from Limerick City Centre, 350 m from Limerick Bus & Railway Station and 600 of Limerick School of Art and Design.

All local amenities are within walking distance.

**DESCRIPTION**

No. 115 a second floor apartment, is located in the rear section of the building over looking the court yard to the front and the car park to the rear.

No. 115, extending to 50.92 sq mt. (Apt 548 sq. ft.), accommodates entrance hall, shower room together with an open plan kitchen/dining room/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.

**ACCOMODATION**

- Hall - Laminate Floor 2.8 x 1.5
- Bedroom - Carpet 3.8 x 3.6
- Bathroom - Partially tiled, w.c., w.h.b., shower 2.5 x 2.5
- Kitchen/dining Room/Living Room - 5.2 x 4.4
- tilled/laminate flooring, fitted units + 2.5 x 1.9
- French Doors to balcony

**Approx Floor area:** 50.92 sq mtrs. (548 sq .ft.).

**FEATURES**

- Modern apartment city centre apartment
- Gas Fired Central Heating. Private Gated Community
- Vacant, passing rent €910
- Service Charge: €2,089 pa (Inc. €300 sinking Fund Contribution)

**BER Details:** C1 **BER Number:** 101412856 **EPI:** 161.35 kWh/m<sup>2</sup>/yr

These particulars are issued by PMI on the understanding that any negotiations relating to the properties mentioned are conducted through PMI. Every care was taken in preparing these particulars however PMI do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through PMI before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable, please inform us of your requirements. Any reasonable offer will be submitted to the vendor for their consideration.