

1 Kings Terrace, Cork City **BER D2 G**



Location, Location, Location !!! A substantial three-storey over basement investment property with four self contained one-bedroom apartments, all newly renovated and presented in turnkey condition. This property is ideally located in the heart of the city centre, very close to the exciting new developments in Penrose Wharf and Horgan's Quay with brand new office blocks and the Dean Hotel on your doorstep.



AMV: €450,000

PSRA Licence No. 002584

Accommodation

- Ground Floor Hallway 3.1m x 1.0m
- Ground Floor Apartment 1: Lobby 1.1m x 0.9m
- Apartment 1 Kitchen/Living 2.7m x 3.0m
- Apartment 1 Bedroom 2.2m x 2.4m
- Apartment 1 Bathroom 1.7m x 1.4m
- Basement: Apartment 2
- Apartment 2: Lobby 0.85m x 1.9m
- Apartment 2: Kitchen/Living 3.6m x 3.2m

The hallway has tile flooring, one light fitting, a large meter box which holds all the meters for each apartment and a fire panel. The main lobby area has a single light fitting, tile flooring, emergency lighting and a staircase provides access to the basement apartment as well as two apartments upstairs. A solid wood door allows access into the ground floor apartment.

A small lobby area with ceramic tile flooring, a fuse board, smoke alarm and a single light fitting.

A new fitted kitchen with units at eye and floor level, an extensive worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan and stainless steel sink. Other features include ceramic till flooring, one large window overlooking the front of the property, three double power points, Electric Oil radiator and one light fitting.



The bedroom has one large window overlooking the rear of the property, allowing extensive natural light into the room. The bedroom has extensive built-in storage, a built-in unit for the bed, one light fitting, one electric oil radiator, two double power points and oak timber flooring.

The bathroom has been newly renovated, is fully tiled throughout and has a fully enclosed shower cubicle with a Triton T90SR electric shower fitted overhead. Features include a wash hand basin, w.c, tile flooring, extractor fan, one light fitting.

The basement is located below apartment one, accessed from the staircase in the main hallway.

The lobby has tile flooring and one light fitting.

The kitchen has neutral décor with units at eye and floor level, an extensive worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan, stainless steel sink and one window overlooks the rear of the property. Other features include two double power points and an electric oil radiator.

- Apartment 2: Bedroom 3.0m x 4.0m
A spacious bedroom with one window overlooking the front of the property. The room has one light fitting, three power points and tile flooring.
- Apartment 2: Bathroom 2.3m x 1.6m
New bathroom comes fully tiled throughout and has a fully enclosed shower cubicle with a Mira Sport electric shower fitted overhead. Features include a wash hand basin, one window to the side of the property overlooking a courtyard area, w.c, tile flooring, extractor fan, one light fitting.
- First floor: Apartment 3
The first floor apartment is accessed from the staircase in the main hallway. An oak wooden door provides access into the lobby.
- Apartment 3: Lobby 1.1m x 0.9m
The lobby has one light fitting and oak timber flooring.
- Apartment 3: Kitchen/Living 3.1m x 4.2m
A modern kitchen with units at eye and floor level, an extensive worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan, stainless steel sink and washing machine. Other features include oak timber flooring, two windows overlooking the front of the property, two double power points, one radiator and one light fitting.



- Apartment 3: Bedroom 2.2m x 2.3m
The bedroom has one large window overlooking the rear of the property, allowing extensive natural light into the room. The bedroom has extensive built-in storage, a built-in unit for the bed, one light fitting, one electric radiator, one double power point and oak timber flooring.
- Apartment 3: Bathroom 1.6m x 1.4m
A modern bathroom has been newly fitted, fully tiled throughout, an enclosed shower cubicle with a Triton T90SR electric shower. Features include a wash hand basin, w.c, tile flooring, extractor fan, one light fitting.
- Second Floor: Apartment 4
The second floor apartment is located above apartment three, accessed from the staircase in the main hallway.
- Apartment 4: Lobby
The lobby has oak timber flooring and one light fitting.
- Apartment 4: Kitchen/Living 2.72m x 4.2m
A modern kitchen with units at eye and floor level, an extensive worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan, stainless steel sink and fridge. Other features include oak timber flooring, two windows overlooking

the front of the property, two double power points, one radiator and one light fitting.



- Apartment 4: Bedroom 2.6m x 2.4m

The bedroom has one large window overlooking the rear of the property, allowing extensive natural light into the room. The bedroom has extensive built-in storage, a built-in unit for the bed, one light fitting, one electric radiator, one double power point and oak timber flooring.

- Apartment 4: Bathroom 2.6m x 1.5m

The bathroom has been newly renovated, is fully tiled throughout and has a fully enclosed shower cubicle with a Triton T90SR electric shower fitted overhead. Features include a wash hand basin, one window to the side of the property overlooking a courtyard area, w.c, vinyl flooring, extractor fan, one light fitting.

Features

- Investment property with exciting asset management opportunity
- Potential initial market rent in the region of €1,100 per month per apt
- Total rental income in excess of €50k p.a.
- Initial market rent not RPZ restricted
- Superb city centre location

Directions

Please see Eircode T23 XE1C for directions.

Viewing:
BER: D2-G



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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.



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