



Apt. 17, Quay House
Fitton Street, Cork

Apt. 17, Quay House, Fitton Street, Cork

The sale of Apt. 17 Quay House, nestled in the heart of Cork city centre comprises a turnkey two-bedroom penthouse extending to approximately 74 sqm (797 sq ft). Constructed in 1995, this development was built by David Crowe of Killarney-based Oyster Developments and designed by architect Sabine Wittman of the e-project architects. Quay House is home to 18 beautifully finished apartments located right behind South Mall, the busy business district as well as Morrisons and Union Quay.

This well-presented apartment is ideal for first time buyers, those trading or investors given its location and popular secure residential development. The accommodation in brief extends to a welcoming hallway, two double bedrooms with the master offering an ensuite bathroom and walk in wardrobe, a family bathroom, open plan kitchen/dining/living area and a storage press which completes this level. The property is heated by means of concealed ceiling mounted heating and cooling air conditioning units in the bedrooms and kitchen/living area and an electric heater in the entrance corridor area. There is a lift and fob access into the residential development.

Quay House is centrally situated in Cork city centre on Fitton Street off the South Mall and is within easy walking distance of Patrick Street, Grande Parade and City Hall. Kent Train and Bus stations are all within easy reach. The property is also within close proximity of the South Infirmary Hospital, UCC and is within walking distance of the main office district at South Mall, Albert Quay, City Quarter, Horgan's Quay and Penrose Dock. It is also close to the Courthouse, Cork School of Music, Cork College of Commerce and the UCC Centre for Executive Education at Lapps Quay.

Features

- Penthouse with wrap around roof terrace
- Excellent location within Cork city centre
- Service charges € 1,760 per annum
- High quality apartment extending to approx. 797 sq ft
- Secure residential complex with lift access



Accommodation

Entrance Hallway: A welcoming entrance finished with wooden flooring and recessed lighting.

Kitchen/ Living/ Dining: Located off the entrance hall, this room offers three distinct functions in one with the living/dining area comprising a spacious contemporary family room with dual aspect, finished with wooden flooring. The kitchen offers floor and eye level units and cupboards with appliances to include built in oven, microwave, integrated fridge/freezer, sink, dishwasher, oven and extractor fan. There is a built-in island and tiled flooring which completes this layout.

Family Bathroom: A four-piece suite to include bath with shower overhead, w.c and wash hand basin, finished with tiled flooring.

Bedroom 1: Master bedroom offering dual aspect with a spacious walk-in wardrobe, finished with wooden flooring and light fitting.

En-suite: A tastefully decorated three-piece en-suite bathroom to include fitted shower unit, w.c and wash hand basin. Fully tiled and light fitting.

Bedroom 2: A spacious double bedroom finished with wooden flooring and light fitting.

Storage: A hot press area suitable for storage and clothing.

Outside: The property benefits from a wraparound balcony which can be accessed off the living area, offering panoramic views overlooking Cork city. There is a built-in barbecue outside on the balcony which is perfect for entertaining guests. The residential development comprises of 18 high quality apartments in a secure complex with fob and lift access to all levels. There is lift access in the building which accesses all levels. Within walking distance of Cork city centre and amenities.

BER Information

BER: D1. BER No: 119006005

EPI: 227.3 (kWh/m²/yr)

Eircode

T12 WV05

Price Guide

€385,000



OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

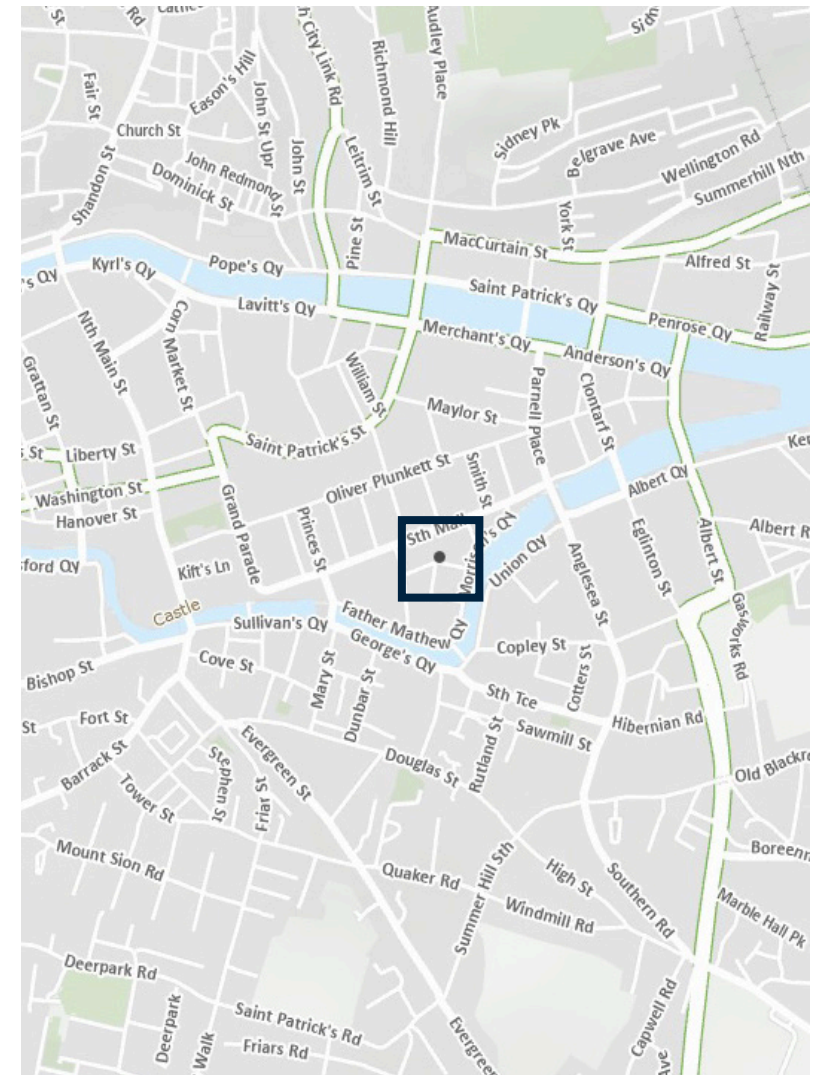
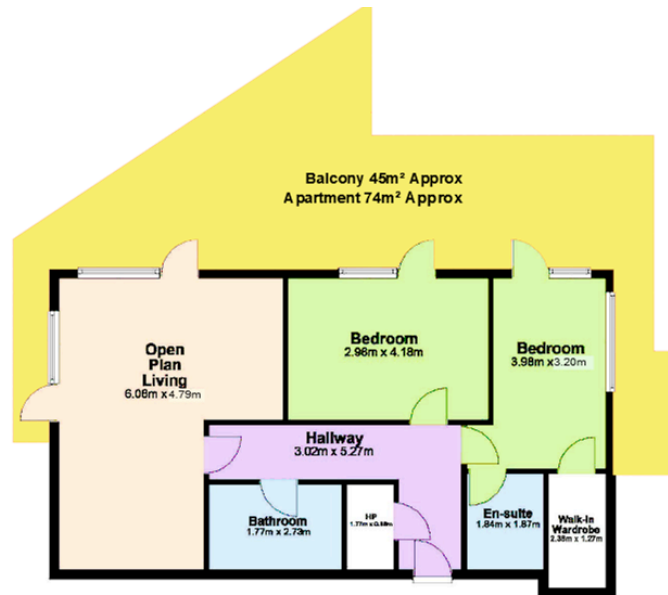
103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.



Copyright © Talita Eireann - Surveying
Licence No. CYAL50423539.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.

