

**PROPERTY  
PARTNERS**

**de Courcy  
O'Dwyer**

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**305 NEWTOWN HOUSE,  
HENRY STREET,  
LIMERICK**

**W**e are delighted to be offering for sale this one bedroom, 3rd floor unit with an area of approx. C. 54 sq. mtrs. which is conveniently located in this modern complex of residential units and within a short stroll of the City centre and all it's amenities.

**T**he property comprises of entrance hallway, open plan living and dining area, kitchen, double bedroom and bathroom.

**I**n our opinion this property would make for an ideal investment or indeed suitable for an owner occupier.

**Price Guide:**

Region €90,000

Barrack House, O'Connell Avenue, Limerick.

Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)

PSRA Licence No.: 002371

## Accommodation

Accommodation	Size	Description
Entrance Hallway		Hot press.
Living Room / Dining Room		Open plan living and dining area.
Kitchen		An array of wall & floor units. Tiled splashback. Plumbed for washing machine.
Bedroom		Double bedroom.
Bathroom		Fully tiled shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor.

Special Features	Management Company Details
<ul style="list-style-type: none"> <li>* Gas fired central heating</li> <li>* Ideal investment property</li> <li>* Tenant in-situ, currently paying €600 pcm.</li> <li>* Located on the 3rd Floor</li> <li>* Floor area: C. 54 sq. m.</li> <li>* Excellent location in the heart of the City</li> <li>* BER - E1</li> </ul>	<ul style="list-style-type: none"> <li>* Management Company - M&amp;C Property</li> <li>* Contact No.: 061 432 777</li> <li>* Service Charge for 2017 - €1,400 per annum (this may change year to year)</li> </ul>



## “The Home of High Standards”

### Viewing strictly by appointment

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