

For Sale

Asking Price: €275,000

Sherry
FitzGerald



22B Cameron Court,
Cork Street,
Dublin 8,
D08 E037

BER C1

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt 22B Cameron Court to the market. Situated in this attractive and secure development on Cork Street. No.22B is sure to appeal to first time buyers and investors looking to purchase within minutes' walk of Dublin's city centre.

The interior of this apartment is modern and stylish, and the accommodation is in excellent condition throughout. The apartment is situated on the fifth floor and comprises of entrance hallway with utility room, large living/dining area with floor to ceiling windows and access to an outdoor area which leads out to sweeping views of the city, ensuring maximum light, kitchen with integrated hob/oven, spacious bedroom with built-in wardrobe and fully tiled bathroom with overhead shower.



Special Features & Services

- Open Plan Living
- Balcony
- Management Fee €1400 approx.
- 44 Sqm

Accommodation

Entrance Hall Opening from the front door leading to bathroom, master bedroom and living room.

Open Plan Kitchen/Dining Room 3.29m x 7.47m (10'10" x 24'6"): Kitchen area is fitted with matching base/wall units, integrated appliance, ample worktop space opening to the main living space and the balcony.

Main Bedroom 2.83m x 4.16m (9'3" x 13'8"): Window to front aspect with laminate flooring and built in wardrobes.

Bathroom 1.67m x 2.26m (5'6" x 7'5"): Fitted with shower over bath with glass shower screen, WC, wash hand basin and tiled floor coverings.

Outside Large balcony located off the living room.

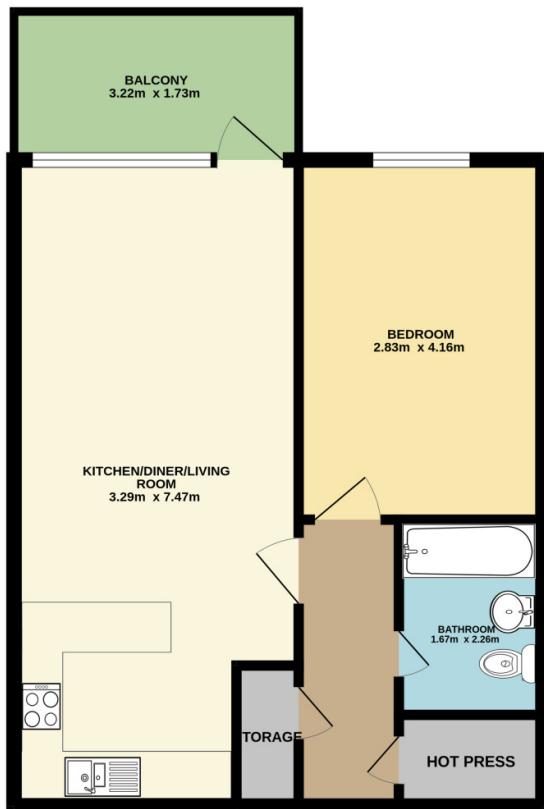


BER BER C1, BER No. 117341875

Location:

Superbly located, situated on Cork Street within a 15-minute walk to the city centre and St Stephen's Green. The LUAS red line is a short stroll while several prime bus routes pass along Cork Street ensuring quick and easy access throughout Dublin and its environs. The immediate area is home to excellent restaurants and cafes. The New Children's Hospital is under construction close by and a new City Park has just been developed on Cork Street.

UPPER FLOOR
45.7 sq.m. approx.



TOTAL FLOOR AREA : 45.7 sq.m. approx.
Not to scale. Identification only
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NEGOTIATOR

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MORTGAGE ADVICE

SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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