

13 Rockville Court, Leitrim Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented two-bedroom duplex apartment positioned within the vibrant Victorian Quarter at the heart of Cork city centre.

Positioned within a secure gated complex, the property benefits from it's location adjacent to some of Cork city's most popular bars, restaurants and entertainment hot spots as well as being within a 5 minute walk to St. Patricks Street.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.75m x 2.2m

An aluminium door with glass centre panelling allows access to the main reception hallway. The area has an attractive décor with high quality semi-solid oak timber flooring. There is wall mounted shelving, an electric radiator, one centre light piece, one power point and extensive under stair storage.

- Bedroom 1 3.5m x 3.0m

A large double bedroom located to the rear of the property has window including a Venetian blind. The room has high quality semi-solid oak timber flooring and impressive built-in units from floor to ceiling. There is one centre light piece, one electric radiator, six power points, one television point and one telephone point.



- Bedroom 2 2.6m x 3.0m

A spacious double bedroom has attractive décor including semi-solid oak timber flooring and an extensive array of built-in units from floor to ceiling. There is one window to the front of the property including a Venetian blind, one centre light piece, one electric radiator, four power points and one television point.



- Family Bathroom 1.75m x 1.9m

The bathroom features a three-piece suite with a mains operated shower over the bath. One window overlooks to the rear of the property and the room offers impressive modern tiling. There is one centre

light piece, one wall-mounted light piece, one extractor fan and one wall-mounted heater.



- Stairs and Landing Area

The stairs and landing areas have been fitted with new carpet flooring. Located off the landing, double doors allow access to a hot press which is shelved for storage.

- Kitchen/Dining/Living Area 6.25m x 5.3m Area

A superb dual aspect open plan kitchen/dining/living area has one window to the rear of the property and a large window to the front of the property overlooking the communal courtyard. The room has impressive semi-solid timber flooring within the living and dining area and vinyl floor covering in a timber effect within the kitchen area.



The kitchen features impressive, modern units at eye and floor level in a L-shape finished in a Prague-Ivory colour scheme with extensive worktop, counter and tiled splash back. The kitchen includes a stainless-steel sink, an integrated oven, hob, extractor fan, fridge freezer, washer/dryer and dishwasher.

The open plan dining area/living area offers extensive space throughout. This area has two centre light pieces, one electric storage heater, attractive décor and there are sixteen power points,

one television point and one telephone point within this space.



Features

- Approx. 66 Sq. M / 700 Sq. Ft
- Year Built 2006
- BER C1
- Modern fitted kitchen
- Fantastic location close to Cork city centre
- Superb timber flooring throughout
- Modern bathroom suite
- Ideal first time buy
- Management fees Approx. €1950 pa to inc Maintenance & Repairs, Insurance, Cleaning & Refuse Collection
- The last rent was €1015.00 per month and 28/03/20 was the last review.

Directions

Please see Eircode T23ET65 for directions.

	<p>Garry O'Donnell 60 South Mall, Cork 087 752 2244 garry@eracork.ie</p>
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