



FOR SALE BY PRIVATE TREATY

**APARTMENT 14,
RICHMOND COURT,
MOUNT KENNETT,
LIMERICK CITY V94TC66**

PRICE: €125,000

BER D2



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to bring to the market this well presented two bedroomed first floor apartment.

The subject property is located in Limerick city centre in an established residential / commercial location and opposite the River Shannon.

The apartment comprises of entrance hall, living room / dining room / kitchen, two bedrooms and bathroom.

This apartment would provide for an excellent opportunity to enter the property market as an owner occupier.

This property was last let in 2014 at a rent of €550 per month. The rent was increased in 2021 to €650 per month.





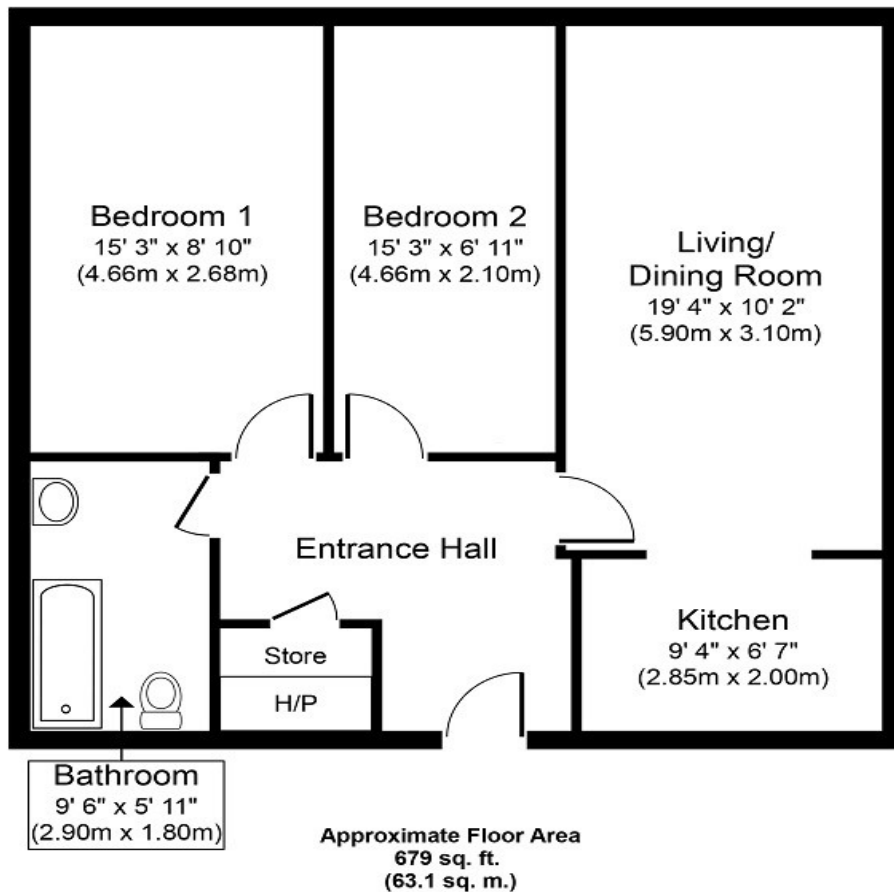
SPECIAL FEATURES

- City centre location
- First floor apartment
- Two bedrooms
- Close proximity to all services and amenities
- Balcony
- Electric heating
- Lift service
- Wood grain PVC to the rear

ACCOMMODATION

- **Entrance Hall** Hardwood entrance door. Laminate floor. Hot press with dual immersion. Store.
- **Living Room / Dining Room** Laminate floor. Door to balcony.

Kitchen - ample array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Electric oven. Ceramic four plate hob. Extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Recessed lighting.
- **Bedroom 1** Laminate flooring. Fitted wardrobes.
- **Bedroom 2** Laminate flooring. Fitted wardrobes.
- **Bathroom** Bath with glass shower door. W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Balcony**
- **Block Mgt. Company** The Block is managed by Aviary Estates. We have been advised the Service Charge for 2024 is €1,584 pa.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

PRICE

€125,000

DIRECTIONS

Google Map: V94TC66

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER
M: 061 410 410
E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.