

27 Arcadia Hall, Lower Glanmire Road,, City Centre Nth, Cork EERC3



ERA Downey McCarthy are delighted to present to the market this three bedroom top floor apartment with a private balcony, presented in excellent condition throughout. Accommodation consists of hallway, open plan kitchen/dining/living room, three spacious single bedrooms and one bathroom. The property is situated in this highly desirable and excellently maintained student accommodation complex.





Accommodation

Reception Hallway 2.7m x 4.0m The hallway fitting, tile fl from the relocated in t press.
Kitchen/Dining/Living 5.3m x 3.5m This open p the kitchen splash back

The hallway has an electric heater, one centre light fitting, tile flooring and access to all rooms is gained from the reception hallway. A storage area is located in the hallway as well which acts as a hot press.

This open plan room has tile flooring throughout, the kitchen area has units at eye and floor level, tile splash back with an extensive worktop space. Features in the kitchen include an oven and extractor fan and four power points. The living room has three light fittings, one centre light fitting and two wall mounted light fittings and two power points, one electric radiator, a large window and a single PVC door leads out to the balcony area.





• Bedroom 1

4.5m x 2.0m

This bedroom has a double glazed window looking out over looking the rear of the property, vinyl flooring, electric radiator, four power points and one centre light fitting.



• Bedroom 2

4.5m x 2.0m

This bedroom has a double glazed window looking out over looking the rear of the property, vinyl flooring, electric radiator, four power points and one centre light fitting.



- Bedroom 3 4.5m x 2.0m
- Main Bathroom 1.5m x 1.5m

This bedroom has a double glazed window looking out over looking the rear of the property, vinyl flooring, electric radiator, four power points and one centre light fitting. The bathroom has lino flooring, one centre light fitting, wash hand basin with tile splash back, W.C, shower cubicle with a shower off the mains.

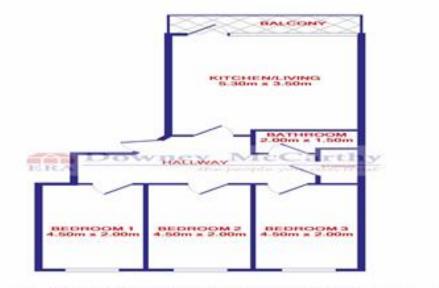
Features

- Approx. 650 Sq. Ft.
- Current rental income €14,340 until 31st May 2019.
- €2620 per bed for term two
- €2,160 per bed for term one
- Service Charges €1,947 p.a.
- Built in 2004
- Double glazed windows
- Student accommodation let
- Excellent condition throughout
- Electric Storage heating
- Top floor apartment

Directions

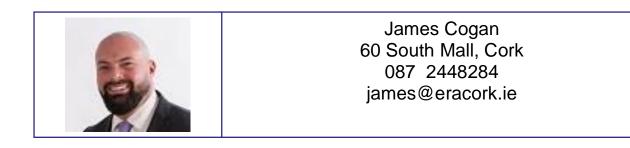
Please see Eircode T23 WA26

Floorplan



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Viewing: BER: C3



The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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