

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

BER C3



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.



€130,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.7m x 4.0m
- Kitchen/Dining/Living Room 5.3m x 3.5m

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

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.

- Main Bathroom 1.5m x 1.5m

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


Please see Eircode T23 WA26

The floor plan shows a rectangular layout. At the top is a **BALCONY**. Below it is a large **KITCHEN/LIVING** area. To the right of the kitchen/living area is a **BATHROOM**. A central **HALLWAY** connects the kitchen/living area, bathroom, and three bedrooms. The three bedrooms are located at the bottom of the plan, each with its own dimensions.

Room	Dimensions
BALCONY	-
KITCHEN/LIVING	5.30m x 3.50m
BATHROOM	2.00m x 1.50m
BEDROOM 1	4.50m x 2.00m
BEDROOM 2	4.50m x 2.00m
BEDROOM 3	4.50m x 2.00m

TOTAL APPROX. FLOOR AREA 55.9 SQ.M. (592 SQ.FT.)

Wolfsberg's research demonstrates that the use of the word "and" in the sentence "The man and the woman were married" is not a simple conjunction of two entities, but a complex process of negotiation between the speaker and the hearer. This research has implications for the study of language and cognition, and for the development of artificial intelligence systems.

	<p>James Cogan 60 South Mall, Cork 087 2448284 james@eracork.ie</p>
---	---



€130,000

PSRA Licence No. 002584