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Casey and Kingston are delighted to introduce Apartment 33, Camden Court to the market. This sunny, 3rd floor property would be ideal as either an investment or residence being situated in the heart of Cork City. It is within walking distance of all amenities including Cork Opera House, Crawford Art Gallery, pubs, restaurants, cinemas and shopping streets etc. The apartment is also close to a number of employers including, Heineken, Apple, the Mercy Hospital and UCC. Must be seen to be truly appreciated.

Address: 33, Camden Court, Carrol's Quay , Cork City T23 WA09

For Sale
 by Private Treaty



Entrance/Reception Hall: 2.90 X 2.36

Very large entrance hall which has space for a small home office.

Living/Dining Room: 4.56 X 4.38

Large bright west facing living/dining room with full length floor to ceiling glazing. There are patio doors which open to a small "juliet" balcony. Integrated ceiling lights with laminate timber flooring

Kitchen 3.23 X 2.16

Fully fitted modern kitchen with floor and eye level presses. Electric hob and electric under counter oven. Plumbed for washing machine. Single drainer sink.



Bedroom 1 3.95 X 2.76

Spacious double room with laminate flooring

Bedroom 2 3.95 X 2.70

Spacious double room with laminate flooring.

Bathroom 2.50 X 1.90

Bath with overhead integrated shower. Wash hand basin and WC. Tiling to floor and partially tiled walls.

Features

- Fabulously sunny west facing 3rd floor apartment
- City centre location close to all amenities
- Lift to all floors
- Gas fired central heating with new Glow Worm Gas boiler
- Double Glazing through out
- Very well-maintained development, managed by Absolute Property Management
- Management Charges—€2,400 pa

Total Floor Area: 63.38 Sq M (682 sq ft)



BER Details:

BER: B2

BER No: 101103489

Energy Performance Indicator: 116.67 kWh/m²/yr

**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS—
CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.