

10 Victoria Station, Victoria Cross, Wilton, Cork City

BER B3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three double bedroom apartment positioned in a prime location between UCC, CIT, CUH/CUMH and within easy walking distance of Cork City Centre. This self contained unit has three double bedrooms all with individual en-suite bathrooms and a shared open plan kitchen/dining/living area. This apartment will undoubtedly be a lucrative long term investment opportunity with strong demand for student accommodation required within the area.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.4m x 1.5m

A teak door with glass centre and side panelling allows access to the reception hallway. The area has attractive neutral décor with tile flooring on the in-step and laminate timber flooring for the remainder of the hallway. Features include one wall mounted light fitting, one centre light fitting, two power points and two telephone points.

- Kitchen/Dining/Living 4.8m x 4.3m

The open plan kitchen/dining area features a modern fitted kitchen with extensive units at eye and floor level in an L-shape and finished in a striking, modern burgundy colour scheme with a grey worktop counter. The kitchen features an integrated oven, hob and extractor fan, stainless steel sink with drainer unit, tile flooring, integrated breakfast counter and fridge freezer.



The dining/living area has high quality laminate timber flooring, attractive neutral décor and one window overlooking the side of the property with a curtain rail and curtains. There are two wall mounted light fittings, one large radiator, one smoke alarm, ten power points and a television point.

- Main Hallway 4.0m x 1.1m

The main hallway features laminate timber flooring, one wall mounted light piece, one smoke alarm, one thermostat control for the heating and a hot press area which accommodates storage.

- Bedroom 1 & En Suite 2.6m x 4.9m

A large double bedroom has one window to the side of the property including a curtain rail and curtains. The room has attractive neutral décor, high quality laminate timber flooring, two wall mounted light fittings, one radiator, six power points, one telephone point and one television point.



En Suite Bathroom.

The en suite bathroom has a two piece suite and a corner shower area with a pump shower. The area has modern floor tiling, tiling surrounding the shower area, one centre light fitting, one extractor fan and one radiator.

- Bedroom 2 & En Suite 2.6m x 5.1m

A large double room that has one window to the side of the property including a curtain rail and curtains. The room has attractive neutral décor, high quality laminate timber flooring, two wall mounted light fittings, one radiator, six power points, one telephone point and one television point.



En Suite Bathroom.

The en suite bathroom has a two piece suite and a corner shower area with a pump shower. The area has modern floor tiling, tiling surrounding the shower area, one centre light fitting, one extractor fan and one radiator.

- Bedroom 3 & En Suite 2.6m x 5.1m

A doorway off the main reception hallway allows access to an internal corridor. This area has laminate timber flooring, one wall mounted light fitting and a doors from here allow access to the bedroom and the en suite bathroom.

A large double room has one window to the side of the property including a curtain rail and curtains. The room has attractive neutral décor, high quality laminate timber flooring, two wall mounted light fittings, one radiator, six power points, one telephone point and one television point.



En Suite Bathroom.

A large en suite bathroom features a two piece suite with a corner shower area with impressive tiling. Features include one centre light fitting, one wall mounted light fitting and one radiator.

Features

- Approx. 74.2 Sq. M / 800 Sq. Ft
- BER B3
- Year Built 2005
- 3 x Double En suite Bedrooms
- Sold with tenants insitu
- Annual Management fees €1950
- Ideal location close to UCC, CIT & CUH/CUMH
- Amenities in the area include Wilton Shopping Centre, Tesco Express & the Mardyke Sports Arena
- Within walking distance of Cork city centre

Directions

Please see Eircode T12 HR60 for directions.



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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.



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