



Downey McCarthy

THE PEOPLE YOU CAN TRUST

404 Bruach Na Laoi, Union Quay, Cork City



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented and centrally located two bedroom top floor apartment overlooking the River Lee. The property is a stones throw from all amenities including shops, bars, restaurants, transport links and more. It is ideally suited to first time buyers or investors looking for a secure and attractive opportunity.



AMV: €275,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 54.05 Sq. M. / 582 Sq. Ft.
- Built in 1995
- BER B
- Electric heating
- Double glazed PVC windows
- Two spacious bedrooms
- Fantastic central location
- Close to all amenities including shops, bars, restaurants, transport links
- Walking distance from UCC, College of Commerce, South Infirmary Victoria Hospital, English Market and St Patrick's Street
- Secure gate access
- Management fees €1,535 per annum less early discount of €200
- No rent cap

| RECEPTION HALLWAY

4.3m x 1m (14'1" x 3'2")

A timber door allows access to the reception hallway. The hallway has high grade oak laminate flooring, recessed spot lighting, smoke detector, one power point, intercom system, heater, and access to a storage closet which houses the water tank.



| OPEN PLAN KITCHEN/DINING/LIVING

4.73m x 6.31m (15'5" x 20'7")

This bright and modern open plan kitchen/living area enjoys beautiful water views and is flooded with natural light through large picture window overlooking the waterfront. The area is finished with high grade wood effect laminate flooring throughout.



The living area offers a storage heater and recessed spot lighting. The newly fitted kitchen features an attractive range of white units complemented by copper handles and pale oak worktops. Additional features include a breakfast bar, stone grey subway tile splashback, integrated electric hob with extractor fan overhead, integrated oven, microwave and washing machine. The room has recessed spot lighting, excellent storage space, and ample power points.



| BEDROOM 1

3.39m x 2.65m (11'1" x 8'6")

A spacious double bedroom has high grade oak laminate flooring, one window, modern fitted wardrobe units for storage, four integrated LED lights, smoke detector, heater, six power points, and an air vent.



| BEDROOM 2

3.39m x 2.48m (11'1" x 8'1")

This double bedroom has high grade oak laminate flooring, one window, modern fitted wardrobe units for storage, four integrated LED lights, smoke detector, heater, six power points, and an air vent.



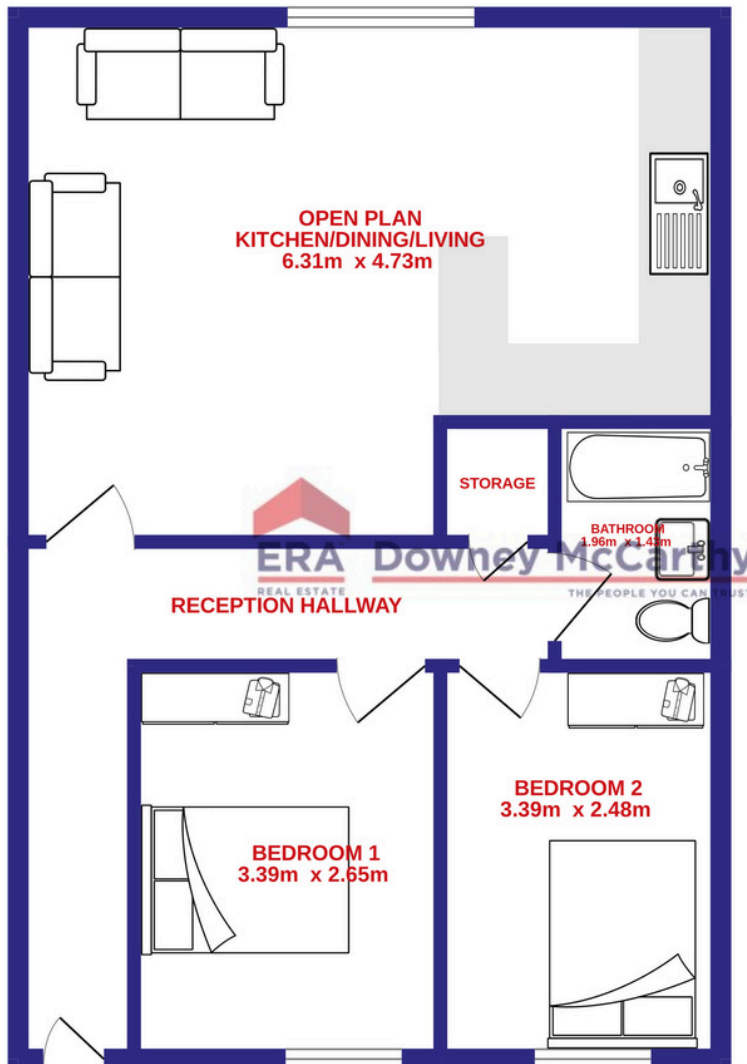
| BATHROOM

1.96m x 1.43m (6'4" x 4'6")

The main bathroom features a four piece suite including a Mira electric shower fitted over the bath, floor and wall tiling, one centre light piece, and one wall-mounted mirror with integrated LED lighting.

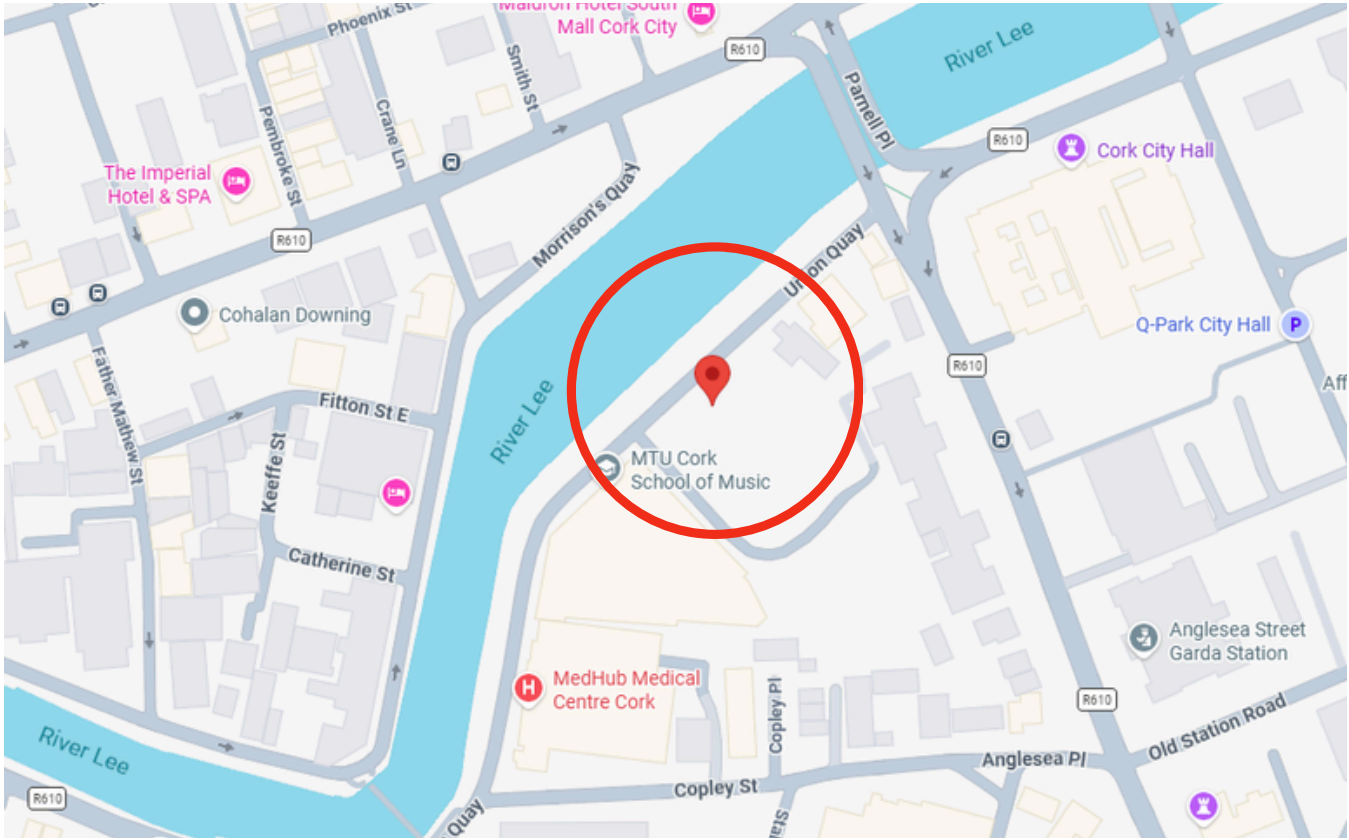


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 E008 for directions.



| ALL ENQUIRIES TO:

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