



201 Abbey River Court, Sheep Street, Limerick City



Guide Price €249,000



GVM present this delightful two bedroom second floor apartment which offers a perfect blend of city living and tranquil surroundings.





Situated in this very central location, Abbey River Court is an easy stroll to the heart of Limerick city centre with all its wonderful amenities. Notable landmarks nearby include Limerick School of Art & Design, the new Opera Square development, St. John's Hospital, the fabulous canal bank walk and the beautiful Clare Street Park, all at your doorstep.



Apartment 201 offers a bright and welcoming living area which enjoys a southerly aspect flooding the space with natural daylight. In addition outside you'll find an enclosed balcony area ideal for relaxing overlooking a leafy garden area. Whether you're a first-time buyer in search of the perfect home, an investor or looking to right size, this property ticks all the boxes for comfortable city living with easy access to great amenities. Ideal also for those in search of a home for college going students being on the bus route to TUS University, UL and having the Art college a stones throw away. Service charge €2,070 per year.



Early viewing is strongly recommended.

Rooms:

Entrance hallway

Carpet flooring. Storage area.

1.19m (3'11") x 6.25m (20'6")

Living / Dining room

Double doors leading to a balcony area. Dual aspect. Bright and spacious

6.08m (19'11") x 3.09m (10'2")

Kitchen

Fitted kitchen with integrated units. Tiled kitchen surround. Tiled flooring and carpet flooring

3m (9'10") x 2.09m (6'10")





Bedroom 1

Carpet flooring. Fully tiled.

Ensuite 1.66 X 1.39

3.02m (9'11") x 3.07m (10'1")

Bedroom 2

Carpet flooring

3m (9'10") x 4.02m (13'2")



Bathroom

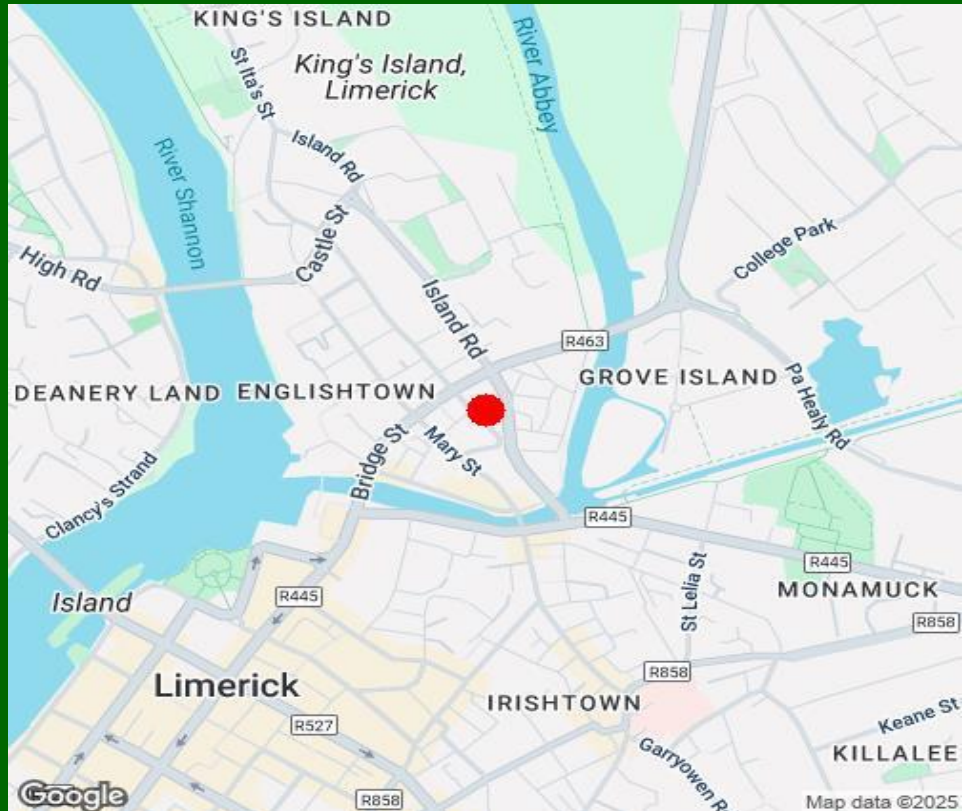
Fully tiled.

3.02m (9'11") x 2.04m (6'8")

Features:

- PVC double glazed windows
- Excellent decorative condition
- Sensible price point
- Within walking distance to all city amenities
- Electric storage heating
- Lift access to all floors





Property Directions:

Enter eircode V94 R867 to your mobile device to direct you straight to this property.

Agent Information:

Contact :- John O' Connell Mobile 087-6470746

Email :- johnoconne;;@gmail.com

Disclaimer

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Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



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