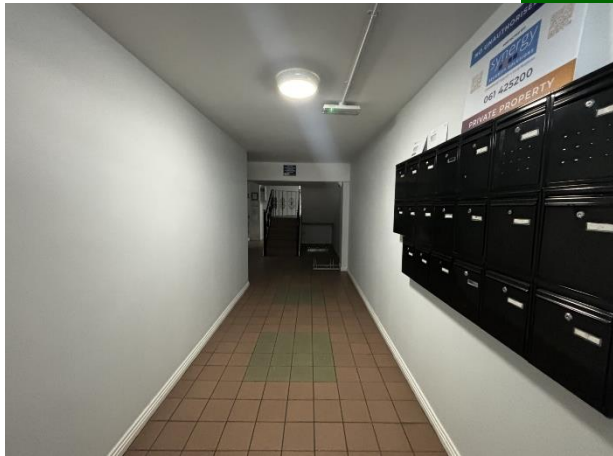


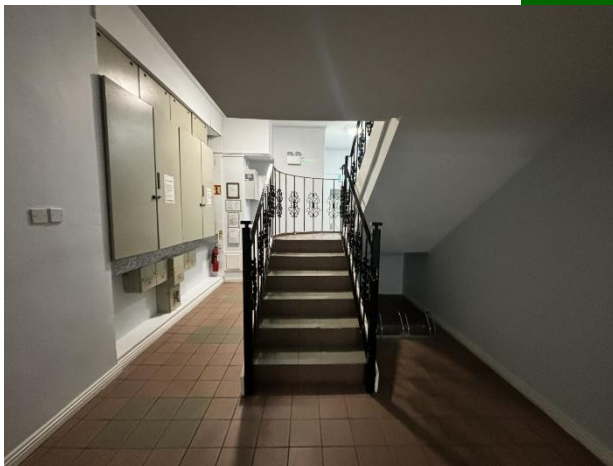


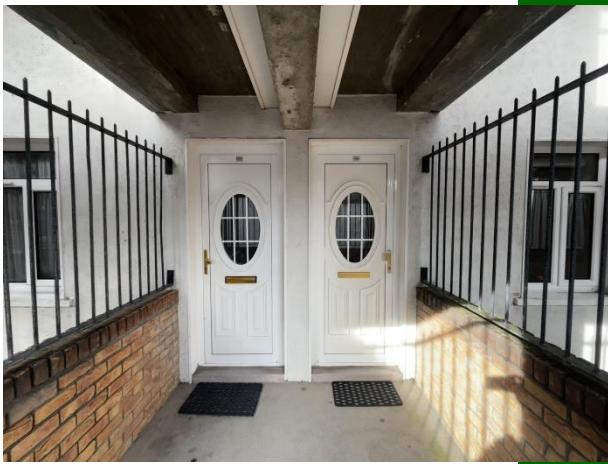
Apartment 13, Bridgewater Court, Harveys Quay, Limerick



Guide Price
€265,000

and extensive sight lines across the city and beyond, this property boasts one of the finest outlooks available.

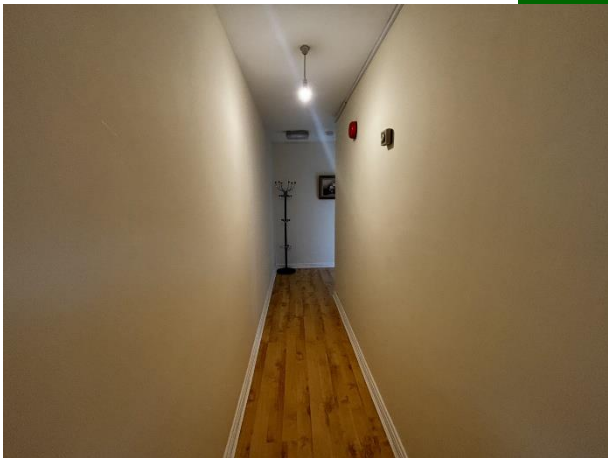




GVM proudly brings to the market this exceptional second floor apartment, ideally positioned on the corner of this much sought-after inner city development located in the hub of the central business district and retail centre. This magnificent property enjoys sweeping river views and extensive sight lines across the city and beyond boasting one of the finest out looks and views available for such a central location. A floor-to-ceiling sliding door in the living area floods the space with natural light, creating a bright and inviting atmosphere throughout.



Upon entering, a welcoming hallway leads to the main bathroom and hot press, to the right are two generously sized double bedrooms, with the principal bedroom benefiting from its own ensuite shower room. The living accommodation is a spacious, open-plan layout incorporating a fitted kitchen along with comfortable living and dining areas. A door opens onto the balcony, which enjoys a sunny westerly orientation — perfect for afternoon and evening sunshine.



Superbly situated in the very heart of the city centre, the apartment is just moments from excellent waterfront bars and restaurants. A wide selection of shops, cafés, leisure facilities, and scenic riverside walks are all within easy reach. While virtually every amenity is within walking distance, the property also benefits from residents` parking for one car within the development. This is truly an ideal opportunity to acquire a sensibly price city property ideal for first time buyers, right sizers or investors.

Rooms:

Entrance Hallway

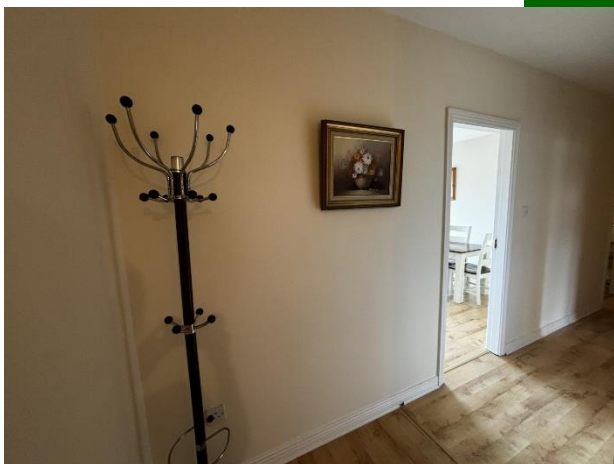
Laminated flooring.

5.4m (17'9") x 0.9m (2'11")

Kitchen

Laminated flooring. Generous floor and eye level units.

2.9m (9'6") x 2.2m (7'3")





Dining room/Living room

Laminated flooring. Feature fireplace. Electric fire.
4.8m (15'9") x 4.4m (14'5")

Main Bathroom

Laminated flooring. W.C. Whb. Triton Shower/bath tub.
2.2m (7'3") x 1.7m (5'7")



Bedroom 1

Laminated flooring. Built in wardrobes.
4m (13'1") x 2.4m (7'10")

Bedroom 2

Laminated flooring. Built in wardrobes. En suite.
3.6m (11'10") x 3.1m (10'2")



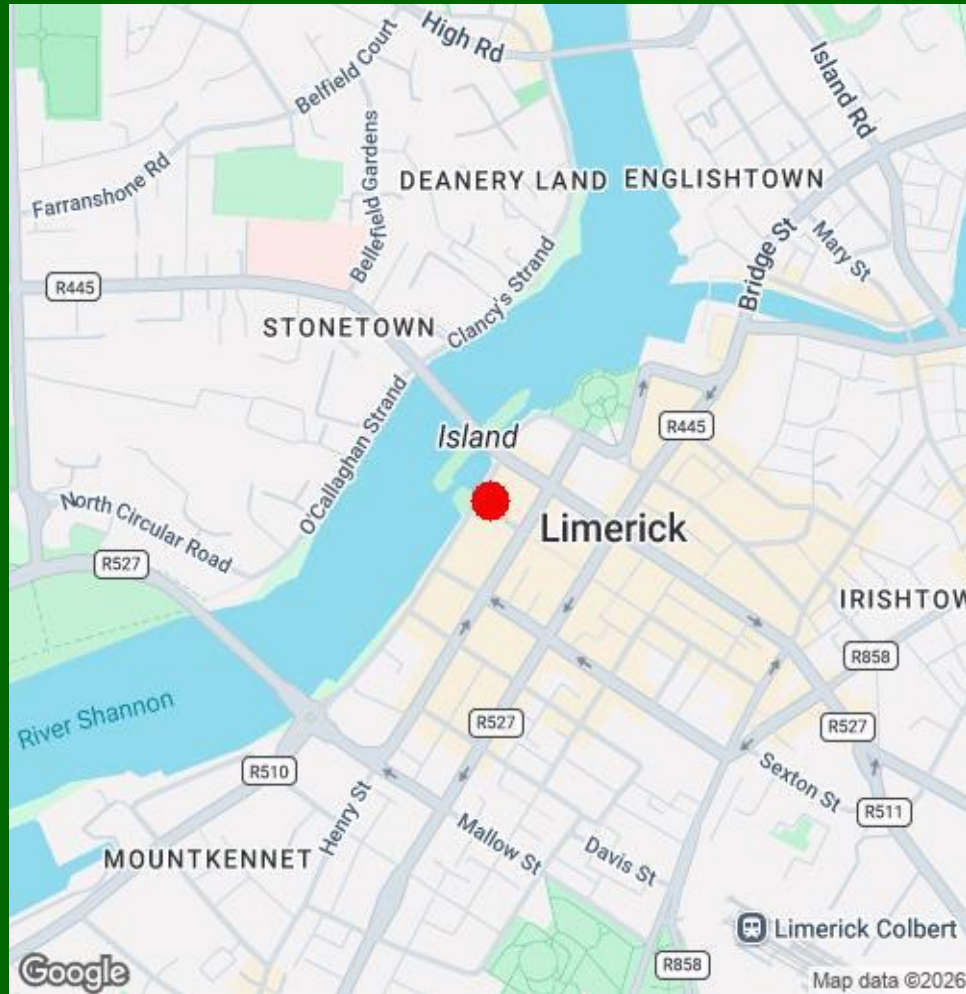
En Suite

Laminated flooring. W.C. whb. Shower.
2.5m (8'2") x 1m (3'3")

Features:

- Spectacular views
- Unrivalled location
- Excellent living and bedroom accommodation
- Car space included
- Attractive price point
- Must be seen to be appreciated





Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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