



Downey McCarthy

...the people you can trust

25 Camden Wharf, Camden Quay, Cork City



SELLING WITH TENANTS IN SITU

ERA Downey McCarthy auctioneers are delighted to launch to the market this superbly presented two bedroom apartment situated on the first floor within the much-acclaimed development of Camden Wharf in the heart of Cork city. This apartment has been very well maintained and benefits greatly from its central location, just across the bridge from the Cork Opera House with Opera Lane and St. Patrick's Street within a two minute walk. An ideal investment opportunity, viewing comes highly recommended.



AMV: €250,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Selling with Tenant in Situ
- Current rent €1,500 per month set in December 2020
- Approx. 54.39 Sq. M. / 585 Sq. Ft.
- BER B3
- Built in 2002
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Parking available on the street with Resident's Permit
- Highly sought after residential development
- 5 minute walk to St. Patrick's Street and Cork city centre
- Management Fees €2,400 per annum, reduced to €2,000 if Early Payment Discount is implemented
- Access to a balcony and a roof garden
- Elevator and stair access

| RECEPTION HALLWAY

3.74m x 1.48m (12'2" x 4'8")

This welcoming hallway is beautifully presented with excellent décor including high quality semi-solid timber flooring. The area has recessed spot lighting, a smoke alarm, one radiator, and power points. The hot press is accessed from the hallway and is shelved for storage.

| OPEN PLAN

KITCHEN/DINING/LIVING

5.78m x 4.12m (18'9" x 13'5")

This superb open plan kitchen/dining/living area is flooded with natural light with one window to the side of the property and sliding doors allowing access to the balcony. The kitchen features modern fitted units at eye and floor level with an extensive worktop and a tiled splashback. The kitchen area has tiled flooring, recessed spot lighting, one radiator, ample power



points, an integrated oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and stainless steel sink.

The dining/living area has carpet flooring, two light pieces, modern décor, one radiator, and ample power points. A small storage space off this room has plumbing for a washing machine/dryer, worktop counters and houses the gas boiler.



| BEDROOM 1

3.58m x 3.09m (11'7" x 10'1")

A superb double bedroom has one window to the side of the property overlooking a courtyard, timber flooring, ample power points, one radiator and one centre light piece.



| BEDROOM 2

2.37m x 3.33m (7'7" x 10'9")

A large double bedroom has one window to the side of the property which overlooks the courtyard, timber flooring, one centre light piece, one radiator and ample power points.

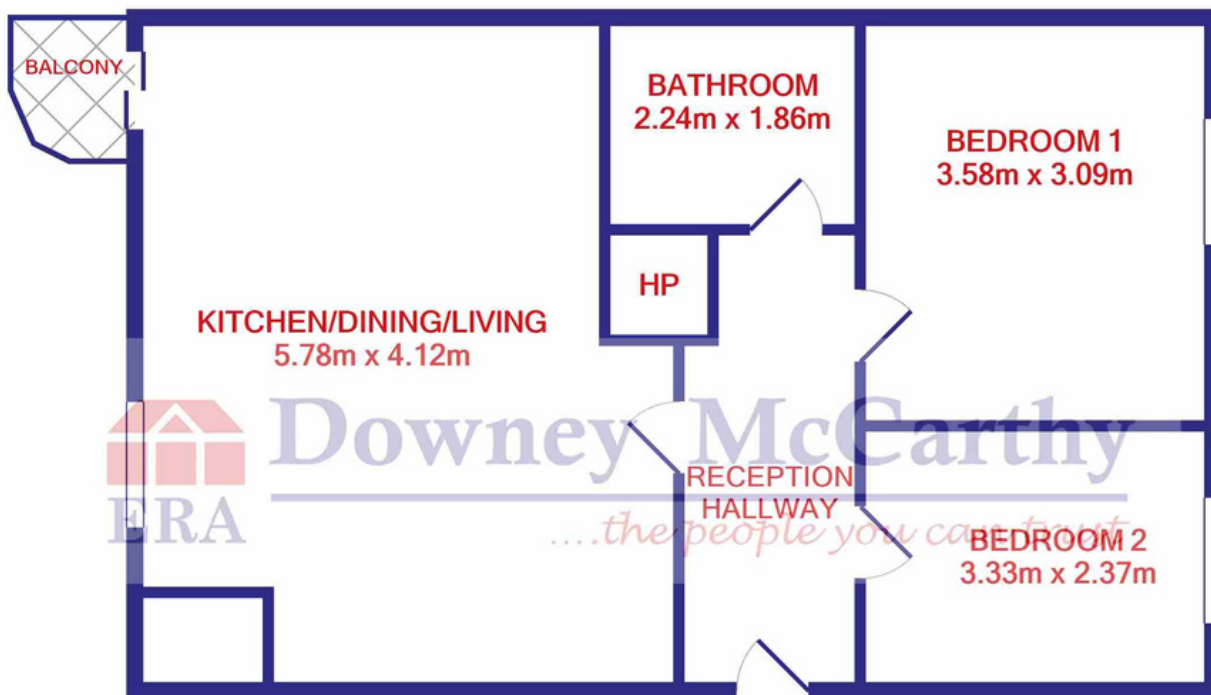


| BATHROOM

1.86m x 2.24m (6'1" x 7'3")

The main bathroom features a three piece suite including a shower cubicle, one centre light piece, one extractor fan, a wall mounted heated towel rail, a wall mounted mirror and ceramic tiling from floor to ceiling.

| FLOOR PLAN



TOTAL APPROX. FLOOR AREA 54.4 SQ.M. (585 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| DIRECTIONS

Please see Eircode T23 V025 for directions.



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