



# Downey McCarthy

...the people you can trust

## 12 Trinity Court, Georges Quay, Cork City



ERA Downey McCarthy are delighted to launch to the market this super, first floor, two bedroom apartment within the much acclaimed development of Trinity Court in the heart of Cork city. The property benefits greatly from its positioning to the front of the complex, overlooking the River Lee and the Holy Trinity Church. Trinity Court is close to all of the amenities that the city offers, including public transport and major employers such as University College Cork, South Infirmary Hospital and Cork College of Commerce.



**AMV: €275,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 76.07 Sq. M / 819 Sq. Ft.
- Built in 2001/02
- BER C2
- Two double bedrooms
- Parking space included within secure parking lot (Space no. 18)
- Ideal city centre location
- 5 minutes' walk to South Mall
- A stones' throw from a host of amenities including gym, shops, bars & restaurants
- Presently rented for €1,300 per month
- Notice has been issued to the tenants and the property will be vacated before the end of September 2023
- Management Fees €2,193 with an early payment discount of 15% (€1,864.05)

## | RECEPTION HALLWAY

2.86m x 4.41m (9'3" x 14'4")

A solid teak door allows access to the reception hallway. The hallway has timber flooring, recessed spot lighting, one smoke alarm, space for storage and solid doors leading to all rooms.

## | OPEN PLAN

### KITCHEN/LIVING/DINING

6.03m x 5.84m (19'7" x 19'1")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, one window to the side of the property, recessed spot lighting and tiled flooring. The kitchen includes a sink, integrated dishwasher, oven/hob/extractor fan and a built-in fridge.

The open plan living/dining area has two large windows to the front of the property, with a great view overlooking the Holy Trinity Church and the River Lee. The living room is finished with timber flooring, recessed spot lighting and more storage space.



## | BEDROOM 1

3.05m x 3.54m (10'0" x 11'6")

This double bedroom has one window to the rear of the property, radiator, centre light piece, a built-in wardrobe unit, carpet flooring and neutral décor. A solid door allows access to the ensuite.



## | ENSUITE BATHROOM

1.62m x 2.14m (5'3" x 7'0")

The ensuite features a three piece suite including a built-in shower cubicle with a power shower off the mains, modern floor and wall tiling, wall-mounted light piece and centre light piece.



## | BEDROOM 2

2.93m x 4.16m (9'6" x 13'6")

This double bedroom has one window to the rear of the property, radiator, centre light piece, a built-in wardrobe unit, carpet flooring and neutral décor.



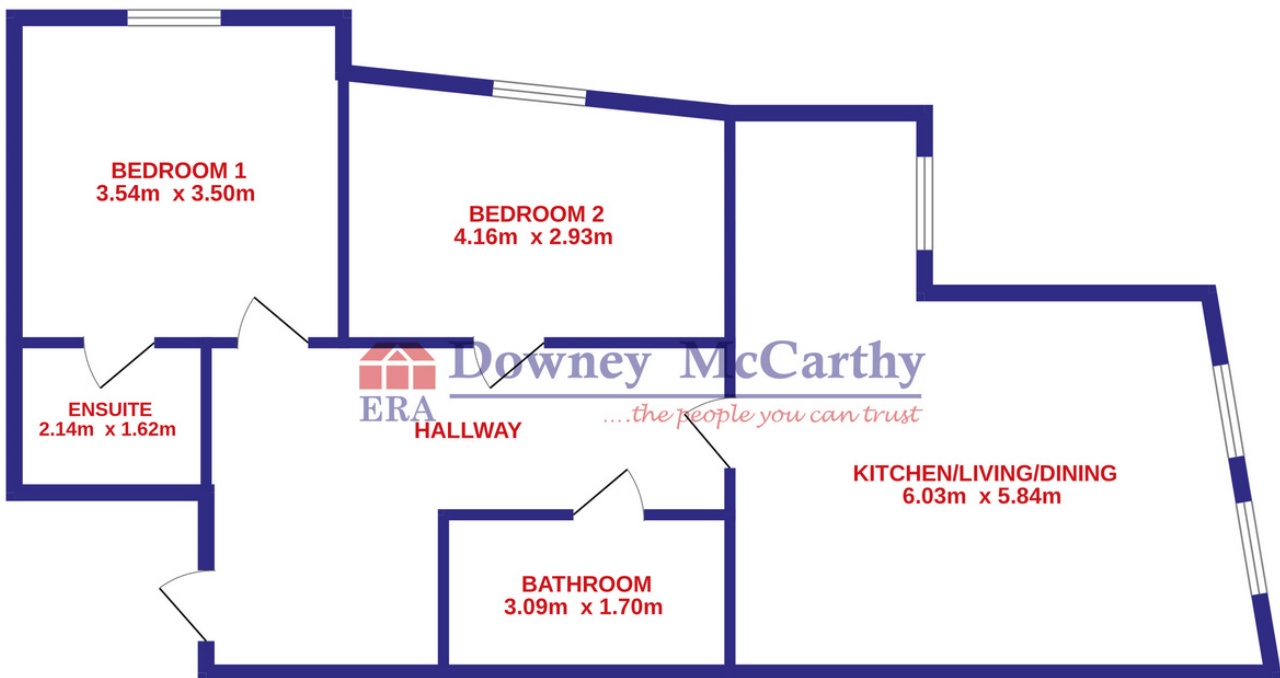
## | BATHROOM

1.7m x 3.09m (5'5" x 10'1")

The main bathroom features a three piece suite which includes a bath, modern floor and wall tiling, extractor fan, centre light piece and radiator.



## | FLOOR PLAN



TOTAL FLOOR AREA : 76.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 T12 WF54 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

Dermott McDermott, Dermot G McDermott & Co, 1 Union Street, Sligo

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