



Downey McCarthy

THE PEOPLE YOU CAN TRUST

17 Camden Court, Carroll's Quay, Cork City



ERA Downey McCarthy auctioneers are delighted to launch to the market this superbly presented two bedroom, first floor level apartment in the much acclaimed Camden Court development, Cork city centre. The apartment benefits from its close proximity to Cork city centre, South Mall, One Albert Quay, UCC, the Mercy Hospital and Blackpool Retail Park as well as a host of amenities at its doorstep such as bars, cafés, shops and restaurants. Viewing is essential to appreciate what this fine property has to offer.



AMV: €195,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Current rent €800 p/m with potential to increase to €910 p/m
- Annual Management fee approx. €1,920.87
- Ideal investment opportunity
- Approx. 53 Sq. M. / 570 Sq. Ft.
- BER B2
- Built in 2005
- GFCH
- Double glazed windows
- Gated development
- Superb city centre location close to a host of amenities
- Highly sought after residential development
- 5 minute walk to St Patrick Street
- Modern fitted kitchen

| RECEPTION HALLWAY

This bright reception hallway has superb laminate timber flooring, attractive decor, extensive storage space, one smoke alarm, one centre light piece, two power points and one thermostat control for the heating.

| DINING/LIVING AREA

3.76m x 2.99m (12'3" x 9'8")

The spacious dining/living area has laminate timber flooring with neutral décor. The room has one centre light piece, one large window with a Juliet style balcony and French doors, one smoke alarm, one radiator, wall mounted shelving and throughout the room there are four power points, two television points while an open arch allows access to the kitchen.



| KITCHEN

1.95m x 2.98m (6'3" x 9'7")

The kitchen features modern units at eye and floor level throughout in an L-shape. The room has tiled flooring, stainless steel sink and tiled splashback. The kitchen includes an integrated oven, hob, extractor fan, plumbing for a washing machine, space for a fridge/freezer, one centre light piece incorporating three spot lights, wall mounted shelving, one radiator and nine power points.



| BEDROOM 1

2.77m x 3.02m (9'0" x 9'9")

A spacious double bedroom has one window to the rear of the property which includes curtain rail and curtains. The room has laminate timber flooring, attractive décor, one large radiator, one centre light piece, one smoke alarm, four power points, one television point and wall mounted shelving.



| BEDROOM 2

2.89m x 3.04m (9'4" x 9'9")

Double bedroom has one window the side of the property which includes curtain rail and curtains. The room has laminate timber flooring, one radiator, attractive neutral décor, one centre light piece and four power points.



| BATHROOM

1.98m x 2.43m (6'4" x 7'9")

This family bathroom features a three piece suite. There is tiling surrounding the bath, tiled flooring and tiled splashback. There is one centre light piece, one extractor fan, one wall mounted light piece, one radiator and wall mounted storage.

| DIRECTIONS

Please see Eircode T23 HW93 for directions.



| ALL ENQUIRIES TO:

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