

## 12 Rockville Court, Leitrim Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom duplex apartment, positioned within the vibrant Victorian Quarter at the heart of Cork city centre. Located within a secure gated complex, the property benefits from its location adjacent to some of Cork city's most popular bars, restaurants and entertainment hot stops as well as being within a 5 minute walk to St. Patrick's Street.



**AMV: €245,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 66.25 Sq. M. / 713 Sq. Ft.
- Built approx. 2004
- BER C1 with potential to increase to A2
- Gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Superb décor
- Impressive oak timber flooring
- Fantastic location close to Cork city centre
- Rental potential of €1,073 pm from 1st September 2025
- Management fees €2,200/€2000 with an early payment to include Maintenance & Repairs, Insurance, Cleaning & Refuse Collection

## | RECEPTION HALLWAY

3.73m x 2.17m (12'2" x 7'1")

An aluminium door with glass centre panelling allows access to the main reception hallway. The hallway has an attractive neutral décor and high quality oak timber flooring. The area has one centre light piece, one large radiator, wall-mounted shelving, one power point, and extensive under stair storage.



## **| BEDROOM 1**

3.45m x 3.05m (11'3" x 10'0")

Located on the ground floor, this large double bedroom has one window to the rear of the property. The room offers high quality oak timber flooring, and impressive built-in units from floor to ceiling. There is one centre light piece, one electric radiator, six power points, and one telephone point.



## **| BEDROOM 2**

3.03m x 3.05m (9'9" x 10'0")

A substantial single bedroom has one window to the front of the property. The room has high quality solid oak timber flooring, impressive décor, and an extensive array of built-in units from floor to ceiling. There is one centre light piece, one electric radiator, four power points, one telephone point, and one television point.



## **| BATHROOM**

1.75m x 1.93m (5'7" x 6'3")

This family bathroom features a three piece suite including a mains operated shower over the bath. The room has impressive tiling from floor to ceiling throughout. There is one large window to the rear of the property, one centre light piece, one wall-mounted light piece, one extractor fan, and one wall-mounted heater.





## | STAIRS AND LANDING

The stairs has carpet flooring and allows direct access to a magnificent dual aspect open plan kitchen/dining/living area.



## | OPEN PLAN KITCHEN/DINING/LIVING AREA 6.25m x 5.3m (20'5" x 17'3")

This superb room features a modern fitted kitchen with extensive units at eye and floor level in an L-shape. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher, and plumbing for a washing machine. There is one centre light piece within the kitchen area, a mains operated smoke alarm, one window to the rear of the property and nine power points.



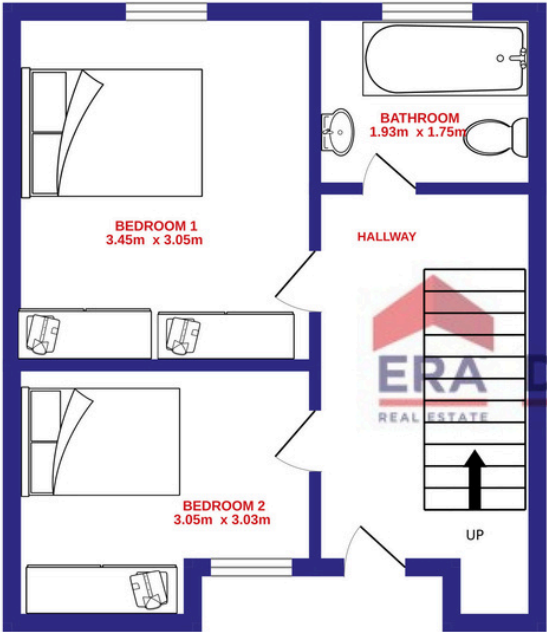
A large open plan living area offers a large window to the front of the property flooding the room with natural light. The area is finished with high quality oak timber flooring, one centre light piece, one large radiator, eight power points, two telephone points, and one television point.



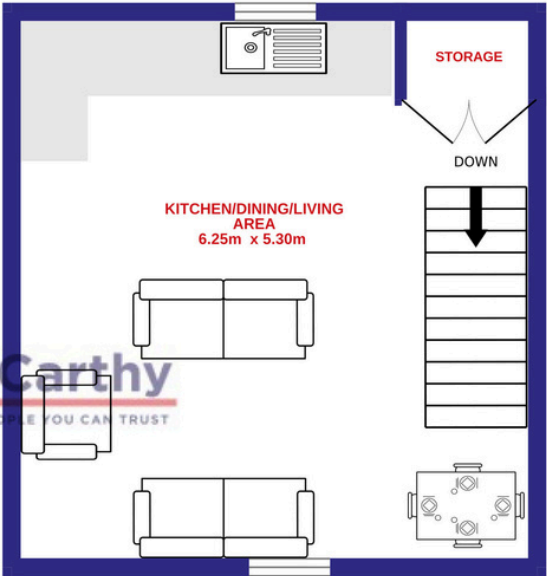
Located off the kitchen is a walk in hot press area which is partly shelved for storage.

| FLOOR PLAN

GROUND FLOOR



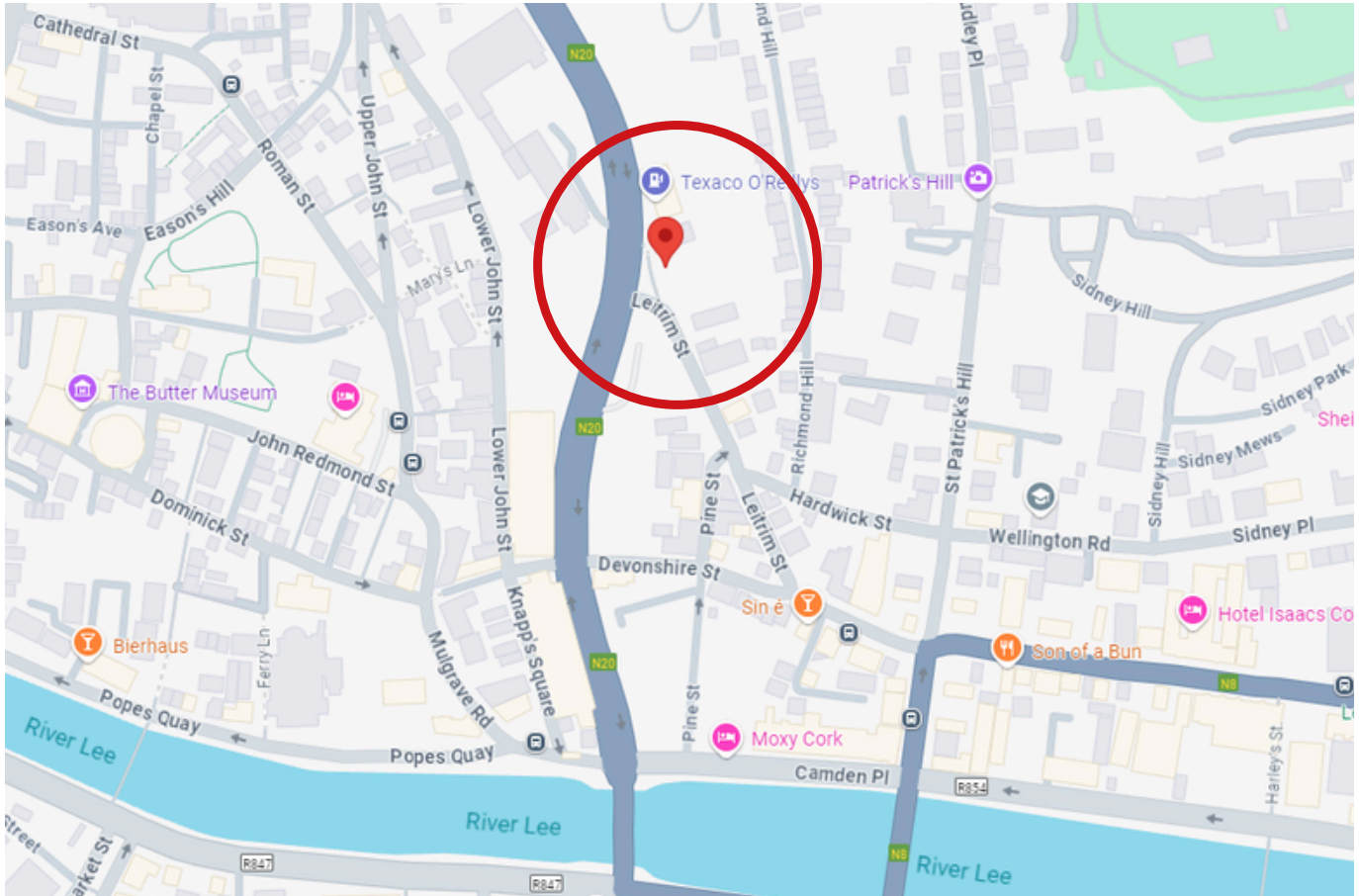
1ST FLOOR



**ERA Downey McCarthy**  
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THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T23 DA50 for directions.



## | ALL ENQUIRIES TO:

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