

2 Popes Quay Court, Popes Quay, Cork City



ERA Downey McCarthy is delighted to present to the market this well-presented and superbly positioned top floor, two bedroom apartment in the highly desirable city centre location of Popes Quay. The property offers fantastic views over the River Lee and surrounding cityscape. This is an ideal first time buy or investment property.



AMV: €235,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 51.58 Sq. M. / 555 Sq. Ft.
- Built in 1995
- BER D1
- Double glazed PVC windows
- Electric heating
- South facing balcony with river views
- Two double bedrooms
- Superb city centre location
- Close to all essential and recreational amenities
- Management fees €1,793 per annum, reduced to €1,593 if paid early

| RECEPTION HALLWAY

3.01m x 0.89m (9'8" x 2'9")

A tiled porch area leads to the entrance PVC door with glass centre panelling. The main reception hallway has laminate timber flooring, neutral décor, one light piece, one smoke detector, one radiator, two power points, and a hot press area which is shelved for storage. Double doors with glass panelling allow access to an open plan kitchen / dining / living area



| BEDROOM 1

4.45m x 2.16m (14'5" x 7'0")

A spacious double bedroom with one Velux window to the rear. This room has carpet flooring, one centre light piece, one wall light fitting, built-in wardrobes to include vanity unit, neutral décor, four power points, and one radiator.



| BEDROOM 2

3.49m x 2.51m (11'4" x 8'2")

A double bedroom with one Velux window to the rear. This room has carpet flooring, one centre light piece, one wall-mounted light fitting, neutral décor, built-in wardrobes to include a vanity unit, four power points, and one radiator.



| BATHROOM

1.79m x 1.95m (5'8" x 6'3")

The bathroom features a four piece suite including an electric Triton shower fitted over the bath. The room is finished with a vinyl floor covering, fully tiled walls, one centre light piece, one extractor fan, and one wall-mounted heater.



| OPEN PLAN DINING/LIVING

4.24m x 3.47m (13'9" x 11'3")

This superb room has light streaming in from the double doors with glass panelling allowing access to a south facing riverside balcony. The living / dining area features laminate timber flooring, one centre light piece, two wall-mounted light fittings, one radiator, six power points and two television points.



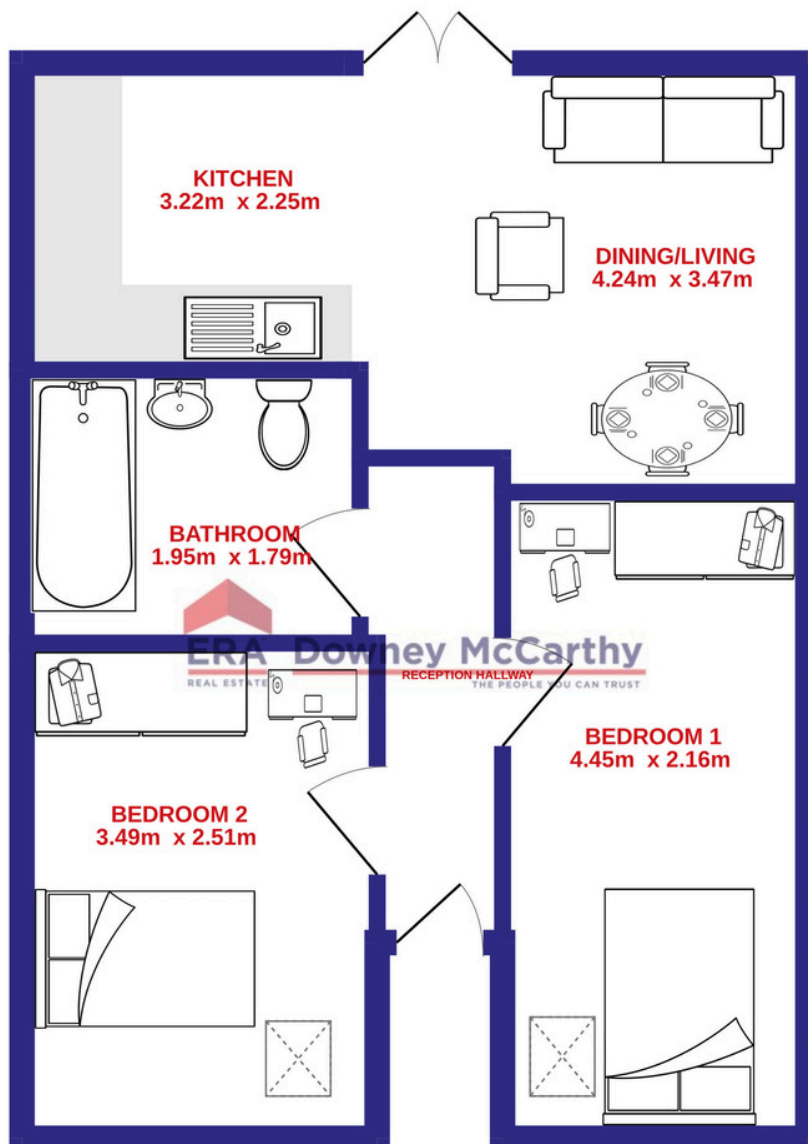
| KITCHEN

3.22m x 2.25m (10'5" x 7'3")

The kitchen area adjoins the open plan living / dining area. It has vinyl flooring and fitted units at eye and floor level in a U-shape configuration. The area includes a stainless steel sink, tiled splashback and plumbing for a washing machine / dishwasher. There is one centre light piece and four power points.



| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 H002 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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