

22D Lower John Street, Cork City



ERA Downey McCarthy are pleased to launch to the market this centrally located, first floor, two bedroom apartment on Lower John Street, Cork. It is off-street in a gated development, with own-door access and has its own independent staircase. The property has been well-maintained, and is situated close to the Heineken Brewery and within easy reach of Patrick Street, Opera Lane, McCurtain Street and all the essential services and facilities that the city centre has to offer.



AMV: €250,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 47.27 Sq. M. / 509 Sq. Ft. (excluding private entrance hallway and staircase)
- The property was built in 2006
- Renovated and refurbished in 2018/2019
- BER C2
- Natural gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Two spacious double bedrooms
- Neutral décor throughout
- Includes fire, smoke and carbon monoxide detectors
- Convenient central location
- 5 minutes walk from Cork city centre
- Close to McCurtain Street and Victorian Quarter
- All local amenities close by including shops, bars & restaurants etc.
- Property is being sold with vacant possession and with all contents included
- Attractive rental potential
- Management fees of €1,710 with Early Payment Discount
- Apartment Block managed by ERA Downey McCarthy

| RECEPTION HALLWAY

2.56m x 3.02m (8'3" x 9'9")

A solid door allows access to a staircase which leads you up to the property. The front door allows access into the main reception hallway which has neutral décor and wooden flooring, one radiator, one centre light fitting, a built-in unit for storage, and solid doors allow access to all rooms.



| KITCHEN/DINING ROOM

3.2m x 4.63m (10'4" x 15'1")

The kitchen/dining has modern fitted units at eye and floor level with a worktop counter and tiled splashback, breakfast bar, a stainless steel sink, integrated oven/hob/extractor fan, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer, ample power points, and a mix of tiled and timber flooring. There are two windows to the front of the property, one centre light fitting, one radiator, a smoke alarm, and neutral décor throughout.



| BEDROOM 1

4.16m x 2.66m (13'6" x 8'7")

This large double bedroom has one window overlooking the side of the property, timber flooring, neutral décor, one centre light fitting, one large radiator, power points, and an extensive array of built-in wardrobe units for storage.



| BEDROOM 2

2.52m x 3.87m (8'2" x 12'6")

Another double bedroom that has one window overlooking the side of the property, and one Velux window, which floods the area with natural light. The room has timber flooring, neutral décor, two light fittings, a desk area, one radiator, power points, access hatch to the attic, and built-in wardrobe units for storage.



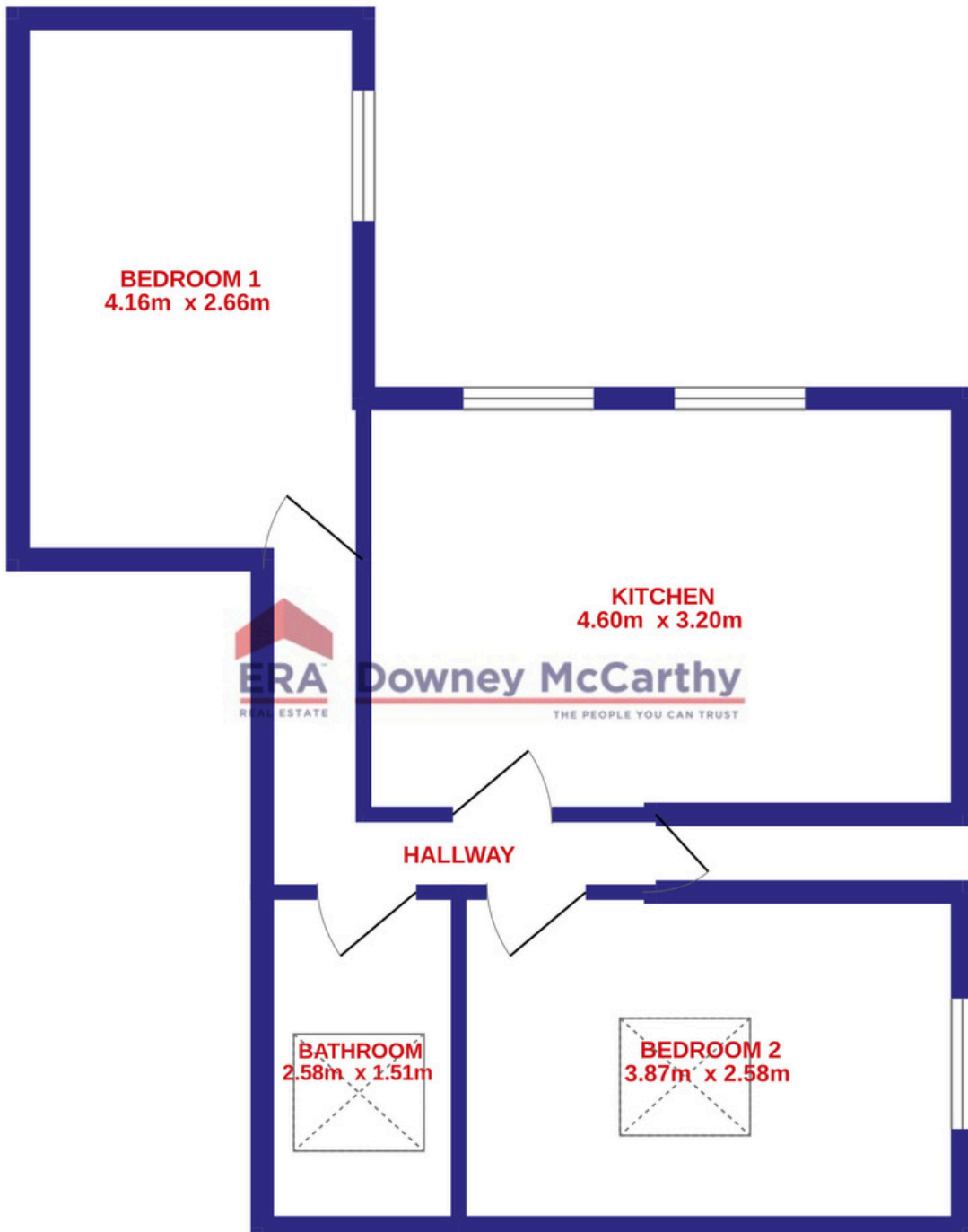
| BATHROOM

2.58m x 1.51m (8'4" x 4'9")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, attractive floor and wall tiling, Velux window, integrated storage space, centre light fitting, wall-mounted light fitting, radiator and neutral décor.

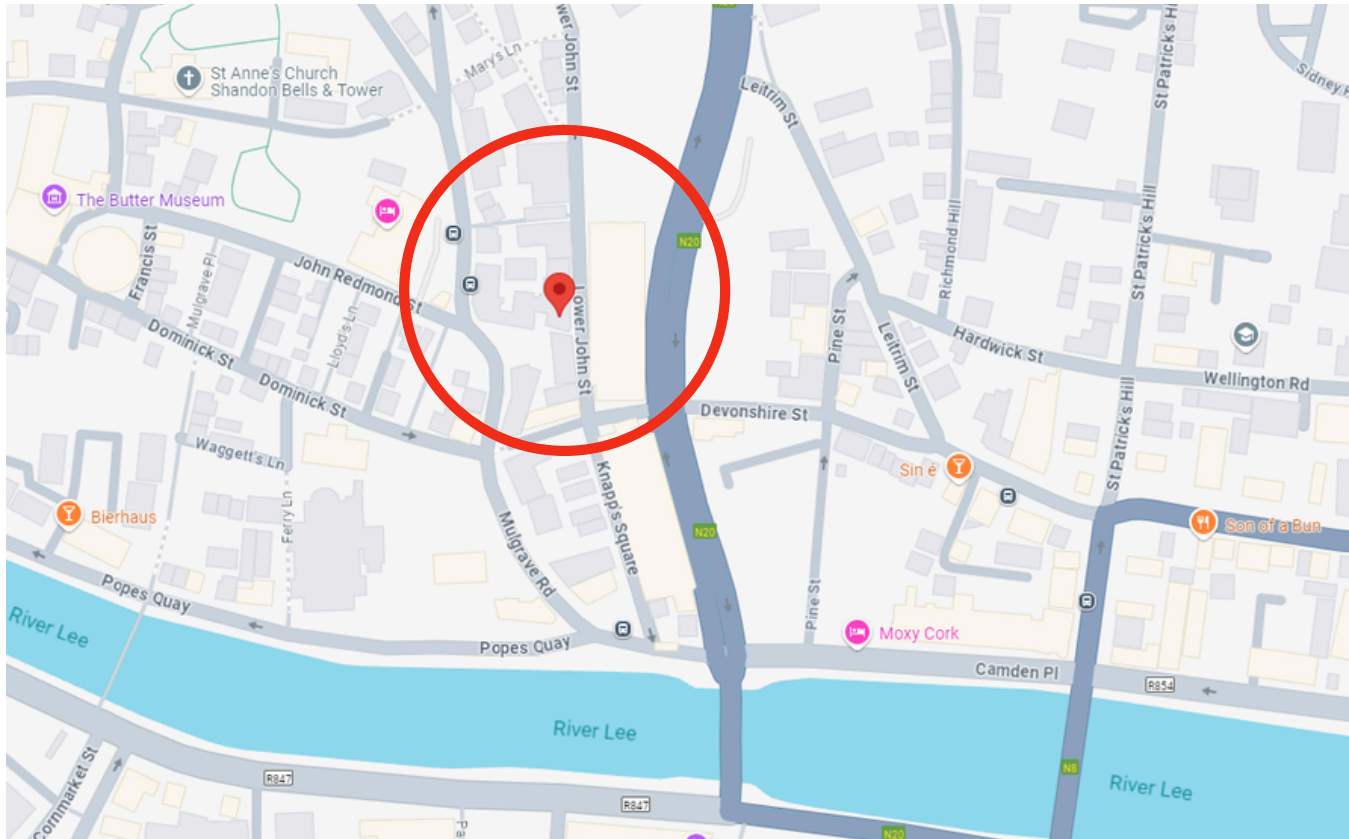


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 AY17 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.