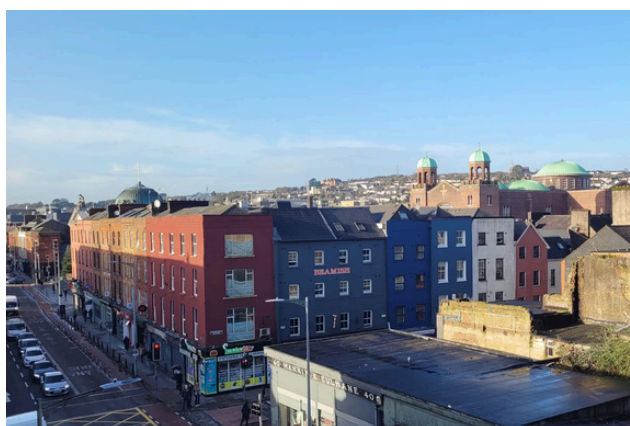


## Apartment 1 Classic House, 11-13 Washington Street, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom third floor apartment, conveniently located in the heart of Cork city centre. The property offers a modern internal finish with a newly fitted modern kitchen and remodelled shower room. It also boasts an unrivalled residential address on Washington Street, offering a diverse range of bars, restaurants, cafes and live entertainment venues.



**AMV: €250,000**

**BER B2**

**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

- Newly fitted modern kitchen
- Recently renovated shower room
- Superb location in the heart of Cork city centre -10 minute walk to University College Cork, Mercy University Hospital & Cork Docklands
- Approx. 66 Sq. M. / 710 Sq. Ft.
- Built in 1994
- BER B2
- Double glazed aluminium windows
- Attractively presented throughout
- Two spacious double bedrooms
- Rental potential €1,797 per month set in Nov 2025
- Close to an abundance of amenities and attractions including schools, shops, restaurants, bars, theatres, restaurants, cafes, bus routes
- Annual management fee is Approx. €1,200 inc, refuse, maintenance and building insurance.

## | RECEPTION HALLWAY

2.59m x 1.43m (8'4" x 4'6")

The reception hallway features tile flooring, a built-in storage area, one radiator, and one centre light piece.

## | MAIN HALLWAY

1.03m x 6.66m (3'3" x 21'8")

The main hallway has a continuation of the tile flooring, one centre light piece, one smoke alarm, and two power points.





## | OPEN PLAN KITCHEN/DINING/LIVING

4.57m x 5.95m (14'9" x 19'5")

This superb open plan room offers a large window to the front of the property overlooking Washington Street and offering fantastic views across Cork city. The area has impressive laminate timber flooring throughout.

The modern fitted kitchen features units at eye and floor level finished in a navy colour scheme with worktop counter and subway tile splashback. The kitchen includes a stainless steel sink and drainer unit, integrated oven/hob/extractor fan, plumbing for a washing machine, and plumbing for a dishwasher. There is extensive dining space, one centre light piece, wall-mounted shelving, and nine power points.

The living area is tastefully decorated. There is one feature centre light piece, one large radiator, four power points, and one television point.



## | BEDROOM 1 3.23m x 3.96m (10'5" x 12'9")

A superb double bedroom has one window to the rear of the property. The room offers high quality laminate timber flooring, attractive décor, one centre light piece, and an impressive array of built-in units for storage. There is one radiator, four power points, and one television point.



## | BEDROOM 2

3.84m x 3.44m (12'5" x 11'2")

A spacious double bedroom has one window to the front of the property, including roller blinds. The room offers built-in storage units, high quality laminate timber flooring, attractive décor, one centre light piece, one radiator, four power points, and one television point.



## | SHOWER ROOM

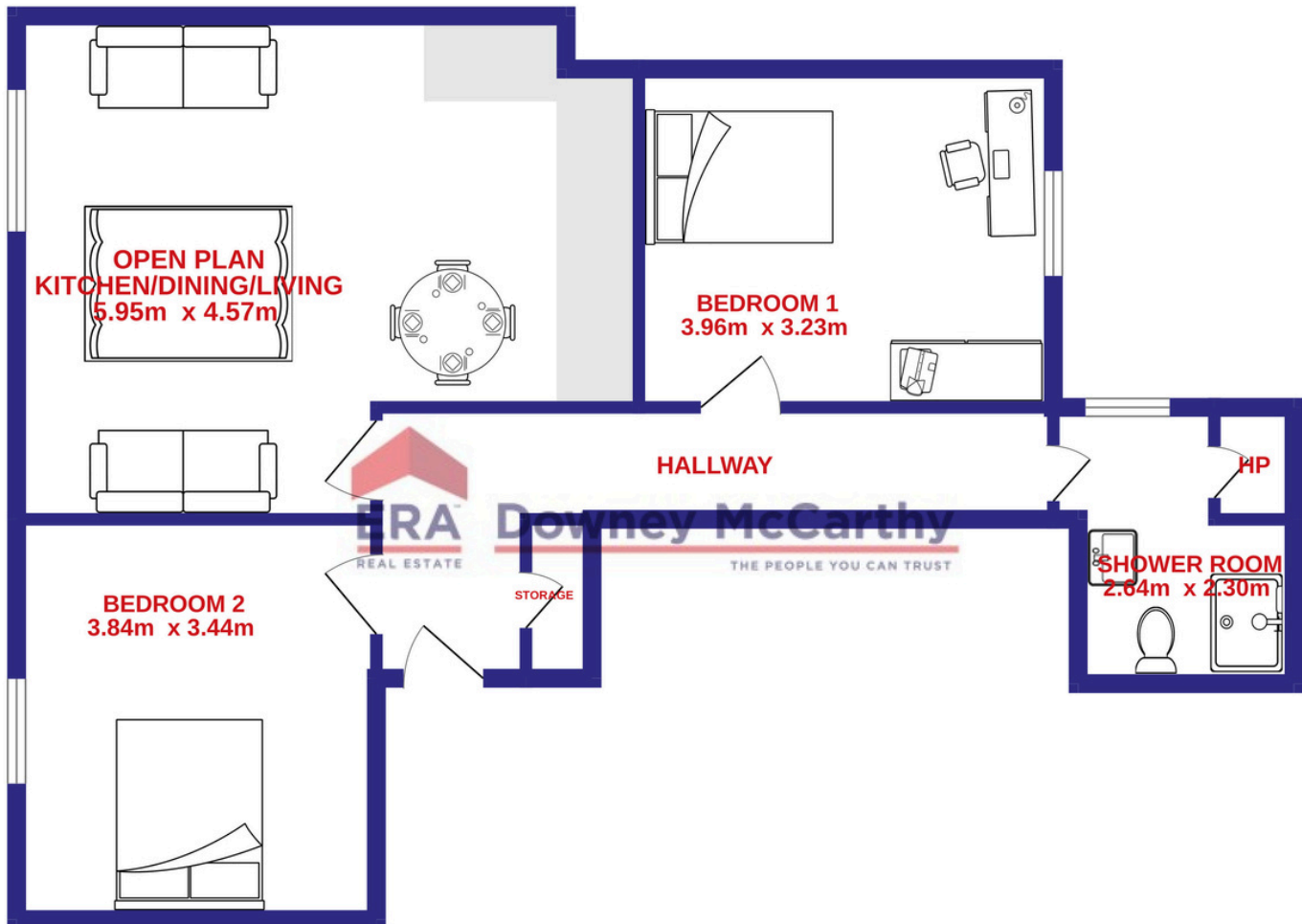
2.64m x 2.3m (8'6" x 7'5")

The recently remodelled shower room features a three piece suite including a double corner shower cubicle incorporating a Mira Sport electric shower. The room has impressive modern tiling from floor to ceiling, one centre light piece, one window to the side, one wall-mounted heater, wall-mounted mirror with integrated LED lighting, an extractor fan, bespoke tiled shelves, and integrated storage. There is also access to the hot press from this room, which is shelved for storage.



## | FLOOR PLAN

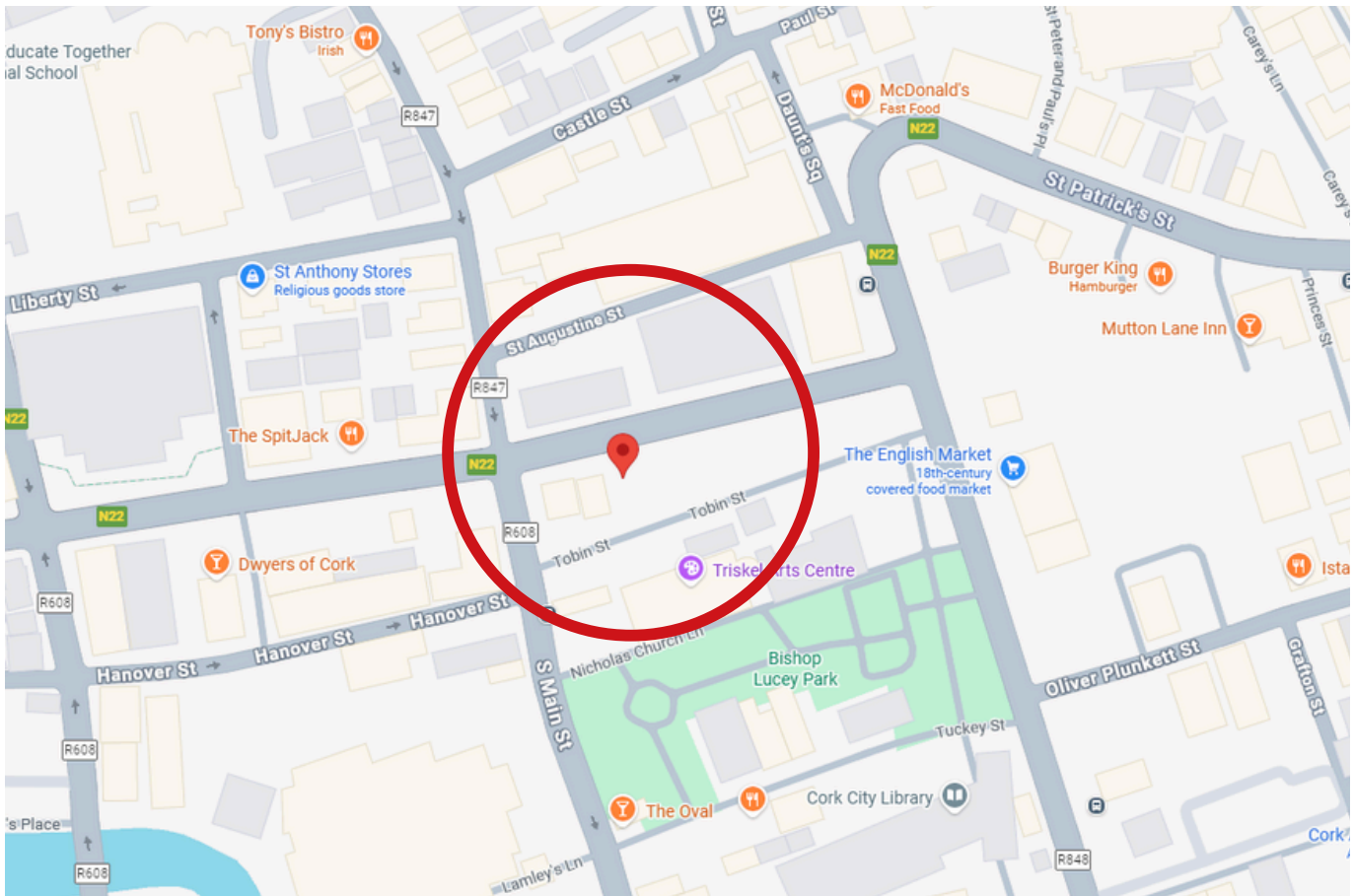
### APARTMENT





## | DIRECTIONS

Please see Eircode T12 KT63 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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