

25 Waterside Quay, Hanover Street, Cork City



ERA Downey McCarthy are delighted to offer to the market this superbly presented and centrally located top floor apartment in a sought after and convenient location overlooking the River Lee and adjacent to Washington Street, within walking distance of UCC and the city centre. The property comes with a very convenient car space within this private, gated and secure development.



AMV: €325,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 62.12 Sq. M. / 669 Sq. Ft.
- Built in 1994
- BER C2
- Electric heating
- Two double bedrooms
- Spacious open plan kitchen/dining/living area
- Freshly painted and decorated
- New flooring throughout
- Access to balcony area with river views
- Adjacent to Washington Street
- Walking distance to UCC & City Centre
- Sought after central location

| RECEPTION HALLWAY

1.04m x 3.96m (3'4" x 12'9")

The reception hallway has one centre light fitting, electric radiator, access to the attic and the hot press, and carpet flooring.



| OPEN PLAN

KITCHEN/DINING/LIVING

6.31m x 5.59m (20'7" x 18'3")

This very spacious and open plan room has two light fittings, neutral décor, extensive dining space, and sliding doors allow access to a balcony area offering lovely views over the River Lee, Wandesford Quay and on towards St. Finbarr's Cathedral. The area has a mix of carpet flooring in the dining/living space, and vinyl flooring within the kitchen.



The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, space for a fridge freezer, and space for a washing machine.



BEDROOM 1

3.97m x 2.43m (13'0" x 7'9")

This double bedroom has one window overlooking the courtyard, fitted wardrobe unit, electric radiator, centre light fitting and carpet flooring.



BEDROOM 2

3.97m x 2.43m (13'0" x 7'9")

Another double bedroom that has one window overlooking the courtyard, wardrobe units, electric radiator, centre light fitting and carpet flooring.



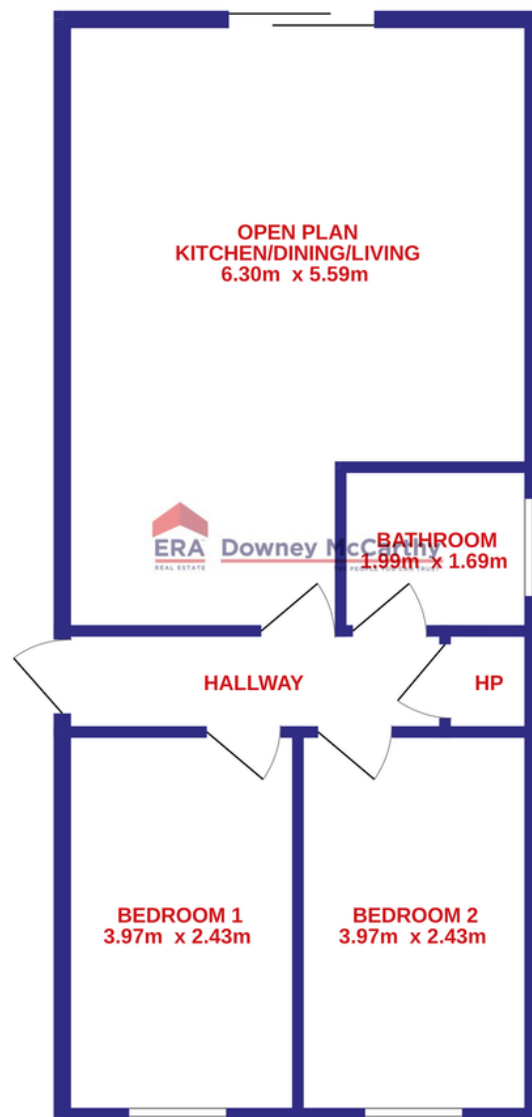
| MAIN BATHROOM

1.69m x 1.99m (5'5" x 6'5")

The bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, vinyl flooring and a frosted window.

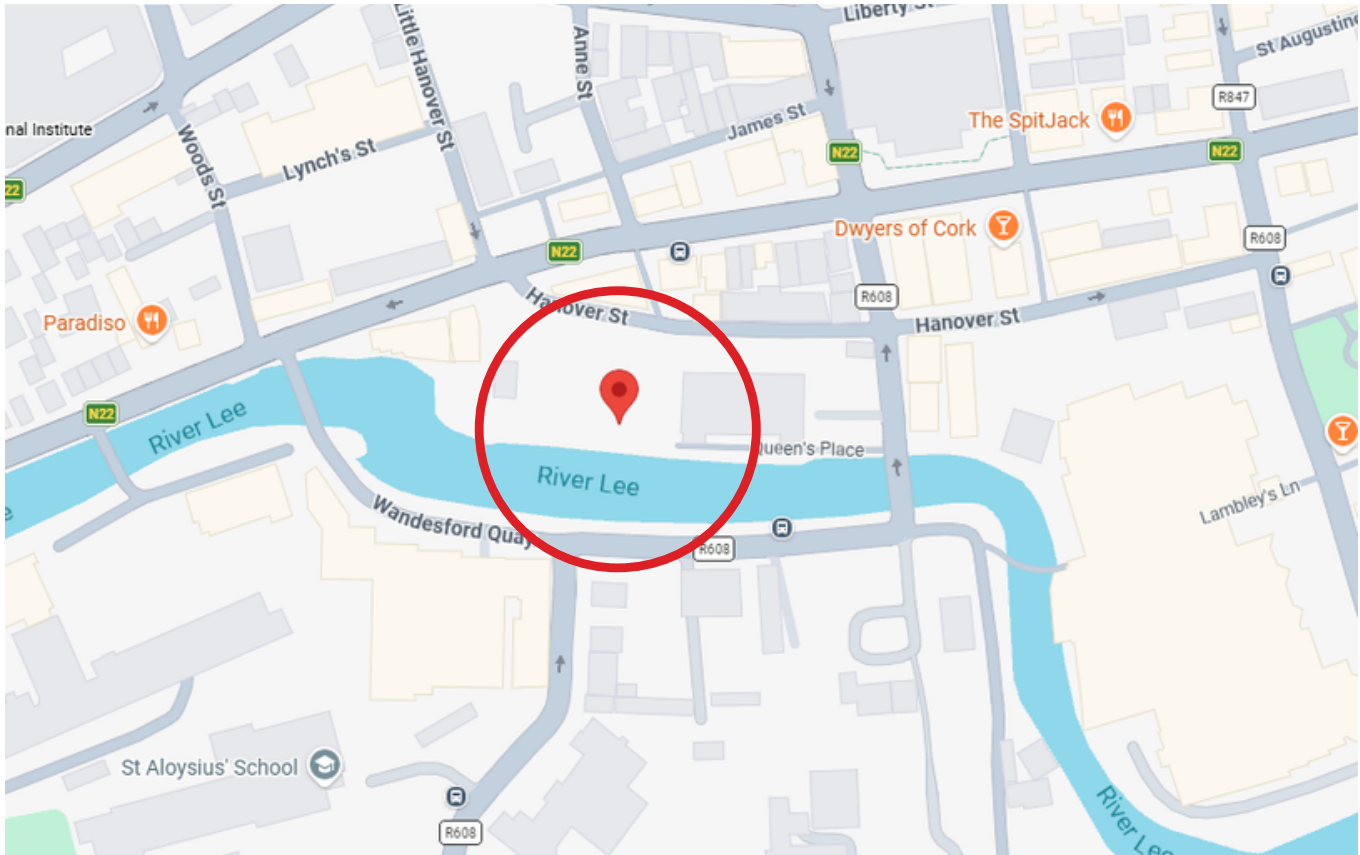


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 AF82 for directions.



| ALL ENQUIRIES TO:



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