

517 River Towers, Lee Road, Sunday's Well, Cork



ERA Downey McCarthy are delighted to offer to the market this bright and spacious two bedroom top floor apartment within the well located River Towers development on the Lee Road, in Cork. A superb investment opportunity (not rent capped), or first time buy, viewing comes highly recommended.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, two spacious bedrooms, one en suite bathroom and the main bathroom.

AMV: €225,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 65.56 Sq. M. / 706 Sq. Ft.
- Built in the year 2000
- BER C3 - BER no. 111282612
- Electric heating
- Two spacious double bedrooms
- Floored attic space
- Designated parking space no. 517
- 20 minutes' walk to University College Cork
- 10 minutes' drive to Cork city centre
- Easy access to N22 road network
- Rental potential €2,000 per month
- Property was owner occupied
- No rent cap in place
- Management fees €1,600 per annum

| RECEPTION HALLWAY

6.16m x 1.38m (20'2" x 4'5")

A timber door allows access into the reception hallway. The hallway has laminate timber flooring, one centre light piece, two wall-mounted light fittings, a press area for storage and water tank, one electric radiator, and a hatch allows access up to the fully floored attic space.



| OPEN PLAN

KITCHEN/DINING/LIVING

6m x 5.43m (19'6" x 17'8")

The open plan kitchen/dining/living area has two windows overlooking the side of the property allowing in extensive natural light, extensive dining space, one television point, recessed spot lighting, neutral décor, timber flooring, and one large electric radiator.



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



| BEDROOM 1

2.68m x 4.27m (8'7" x 14'0")

A spacious double bedroom has one window overlooking the side of the property, timber flooring, one centre light fitting, one electric radiator, built-in wardrobe unit for storage, and a door allowing access to the en suite.



| EN SUITE

1.49m x 1.9m (4'8" x 6'2")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira Vigor electric shower. The room has one frosted window overlooking the side of the property, fully tiled walls and floors, one wall-mounted light piece, one centre light fitting, and a towel rail.



| BEDROOM 2

2.08m x 4.27m (6'8" x 14'0")

This double bedroom has one window overlooking the side of the property, timber flooring, one centre light fitting, one electric radiator, built-in wardrobe unit for storage, and a Stira staircase allows access up to the fully floored attic space.



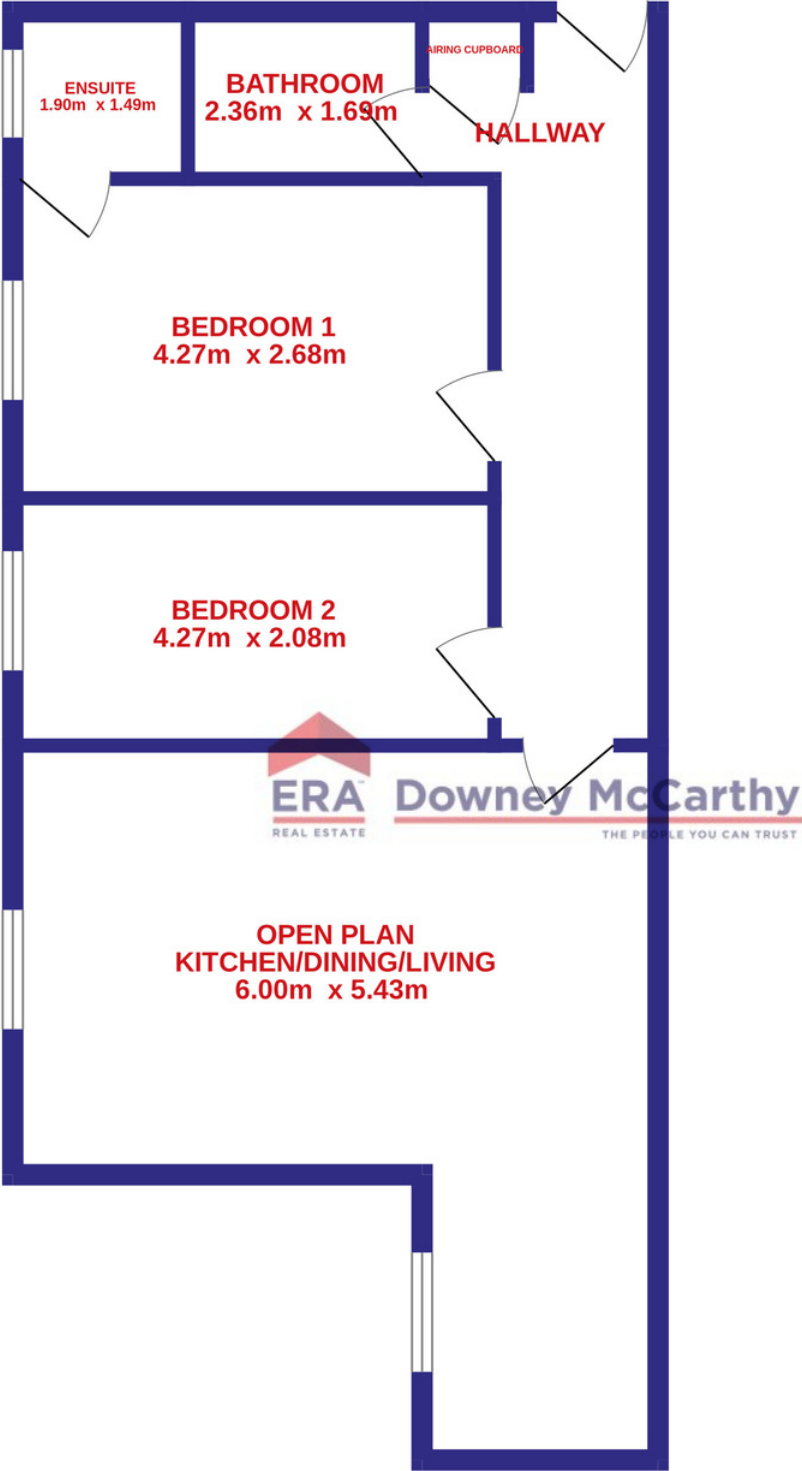
| MAIN BATHROOM

1.69m x 2.36m (5'5" x 7'7")

The main bathroom features a three piece suite, fully tiled floors, one centre light fitting, one extractor fan, towel rail, one wall-mounted light piece, and neutral décor.



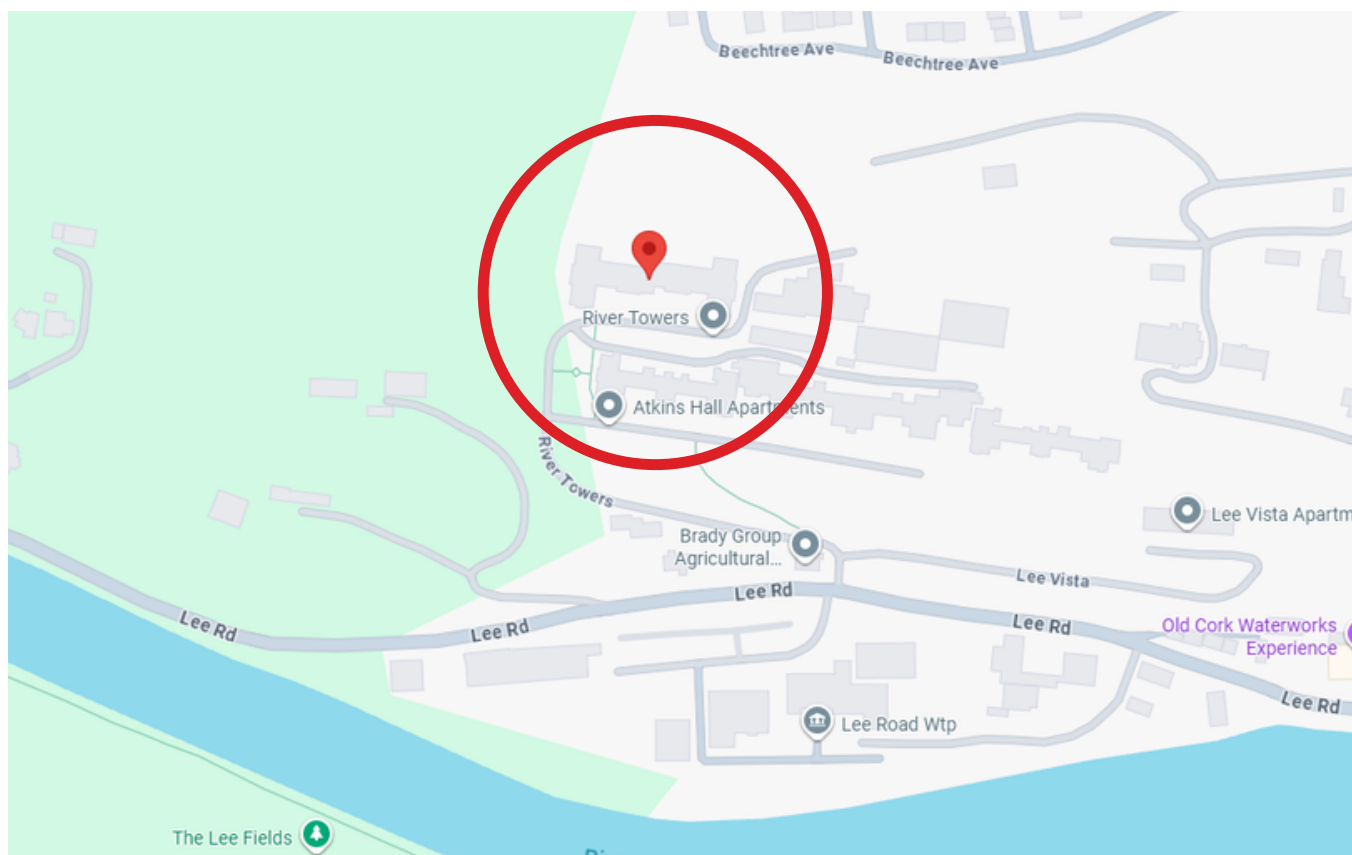
| FLOOR PLAN





| DIRECTIONS

Please see Eircode T23 PC98 for directions.



| ALL ENQUIRIES TO:



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