



PROPERTY MANAGEMENT | SALES | LETTINGS

PROPERTY SALES

27 CHAPEL COURT, CATHEDRAL PLACE, LIMERICK V94TF61



2 BEDROOM DUPLEX APARTMENT

- ✓ Bright & Spacious Accommodation Over 2 Floors
- ✓ Gas Fired Central Heating With a B3 Energy Rating
- ✓ Ideal for Homeowners & Investors
- ✓ Potential Gross Return €30,000

BER B3

PMI, Old Cratloe Road, Limerick
V94 EYC1
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ASKING PRICE
OFFERS IN EXCESS
€230,000

LOCATION

Chapel Court is a well-maintained mixed-use development on Cathedral Place, just off Upper William Street. Comprising 30 apartments and ground-floor commercial units, it enjoys a convenient city-centre location close to shops, restaurants, educational facilities and public transport links. No 27 is located on the 4/5th floor, in Block 2 overlooking the courtyard.

DESCRIPTION

No 27 comprises a bright and spacious two-bedroom duplex apartment extending to approximately 65 sq. m. and benefiting from a B3 BER.

The upper floor comprises an entrance hall, open-plan living/dining room with impressive full-height windows, kitchenette and guest W.C. The lower floor includes two generous double bedrooms and a main bathroom.

Having been rented in recent years, the property would benefit from some redecoration and modernisation, offering the purchaser an opportunity to enhance it to their own taste. Further features include fitted kitchen units, built-in wardrobes and gas-fired central heating.

ACCOMMODATION

5th Floor

Hall Semi solid oak floor	2.4 x 1.2
WC WC whb	1.4 x 1.2
Kitchen Tiled floor, fitted units	2.5 x 2.1
Dining/Living semi solid oak floor	5.7 x 3.7
feature glass façade with two sliding PVC doors	

4th Floor

Hall Semi-solid oak floor	2.3 x 2.1
Hot-press, Storeroom	
Bed 1	
Carpet, wardrobes, full height window	3.8 x 2.7
Bed 2	
Carpet, wardrobes, full height window	3.8 x 2.7
Bathroom	
fully tiled WC whb bath, shower	2.3 x 1.8

SERVICE CHARGES 7 SINKING FUND

Service Charge: €2,416 pa
Sinking Fund Contribution: €250

BER DETAILS

BER Details: B3 BER Number: 116171158
Energy Performance Indicator: 199.42 kWh/m²/yr

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