

**10 The Fastnet, Lancaster Gate, Western Road, Cork T12 NX28**

For Identification Purposes Only



**FOR SALE BY PRIVATE TREATY**

No. 10 is an excellent 2 bed apartment located a short stroll from Cork city centre with the UCC campus only a few minutes away.

The quality of finish is superb, and the property is in very good decorative order throughout.

The apartment comes with one designated secure underground car space and the annual service charge is in the region of €1,700 per annum.

The property extends to 742sqft approx., (866sq ft including balcony areas).

Lancaster Gate, which is co-located with The River Lee Hotel, was developed by O' Callaghan properties in 2007 and is considered one of the best apartment developments in the city.

**APARTMENT**

**2 BED—2 BATH**

**742sq.ft. (69sq.m.)**



Agent: **Brian Olden**  
Phone: **0872211174**

**Viewings Strictly By Appointment**

## Accommodation

### Entrance Hall

Polished timber floor.

### Kitchen / Dining / Living Room

*Kitchen area* with floor and eye level fitted units, Granite worktop, integrated appliances, tiled floor.

*Living area* with polished timber floor, ceiling spotlights, door to balcony and seating area with internal garden views.

### Bedroom 1

Carpet floor covering, built in robe units, door to balcony with river views.

### Ensuite

Tiled walls and floors, W.C. , wash hand basin, bath with shower over.

### Bedroom 2

Carpet floor covering, built in robe units.

### Bathroom

Tiled floor, partly tiled walls, W.C., Wash hand basin, shower.



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