

For Sale by Private Treaty**8 City Garden Apartments, North Main Street, Cork T12 H24A**

Apartment No.8 comprises a fourth floor, 2 bed 63sqm apartment. City Garden Apartments are located over the Gate Cinema, North Main Street.

Accommodation comprises kitchen with utility area off, living room cum dining area with patio door to shared outdoor area, 2 double bedrooms and a bathroom.

The property is managed by a property management company who look after the upkeep and maintenance of all the common areas, lifts, block insurance and refuse. The last recorded passing rent for the property was in the region of €1,300pm.

APARTMENT
2 BED—1 BATH
63sqm (678.126sqft)

**Viewings Strictly By Appointment**

Agent: Suzanne Tyrrell
Phone: 086 6079200

Accommodation

Ground Floor

Entrance Hall

With laminate floor covering

Kitchen (1.6m x 3.9m)

With tiled floor, fitted eye and floor level units. Plumbed for washing machine, electric hob and oven, fridge and chest freezer. Open through to living area.

Storage Area (off kitchen) (1.1m x 2.0m)

Shelved for storage, with water tank. Chest freezer here.

Open plan living room and dining area (3.9m x 5.5m)

Laminate floor covering. Sliding patio door to shared outdoor area.



First Floor

Bedroom 1 (3.7m x 2.6m)

Double room. Laminate floor covering

Bedroom 2 (3.4m x 2.6m)

Double room. Laminate floor covering

Bathroom

Bath with electric shower over, wc and wash hand basin. Tiled floor and wet areas.



Features:

- Electric storage heating.
- Annual service charge currently €2,100
- Lift access
- (No car parking available)

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