

AMV

€84.000

VIEWING:

Viewings by appointment with sole
selling agents O'Connor Murphy

EIRCODE:

V94 X623

youbid.ie
GOING GOING GONE

BER NO:

EPI: 0 kWh/m²/yr

* Please note that some BERs have been issued with a
Provisional status.

For Further Information:

O'Connor Murphy

Hibernian House, Henry Street, Limerick

T: 061 279 300 | E: info@oconnormurphy.ie

W: oconnormurphy.ie

PSRA Licence: 001988



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Apartment 204 The Windmill

Dock Road, Limerick City

2 Bedrooms| 60 sqm (646 sqft)

AMV: €84,000



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DESCRIPTION

For Sale by Online Auction on Thursday 27th August via www.youbid.ie

O'Connor Murphy bring to the market this central city centre second floor apartment in a secure development with lift access. While in need a little cosmetic updating, No 204 is a bright apartment. With a wide range of facilities on your doorstep this apartment is an ideal purchase for anyone seeking a low maintenance city centre property or for an investor looking for a property with strong rental potential.

The accommodation briefly comprises: entrance hallway; open plan living/dining and kitchen area, fully fitted with wall and floor units. Off the living area is access to a balcony. There are two double bedrooms with built in wardrobes and one ensuite. The main bathroom completes the accommodation.

The Windmill overlooks the Dock Road, with vehicular access from Henry Street and O'Curry Street. It is adjacent to a number of apartment blocks that were developed approximately 20 years ago and is a 5-minute walk to Limerick City Centre. In addition to the number of apartment complexes in the immediate vicinity, surrounding commercial occupiers include Mid West Lighting, Barrons Mace, Dominos Pizza, Bellissimo Beauty, The Clayton Hotel and Limerick City Hotel.

The property is currently occupied by tenants and is achieving a rent of €900 per month.

SPECIAL FEATURES

- Close to Main National Road Network
- Close to All Essential Amenities
- Walking distance from City Centre

SERVICES

Electric Central Heating

Lift

Annual Management Charges: circa €1800 pa

