

## For Sale by Private Treaty



### Apartment 15, The Parc, North Circular Road, Limerick, V94 AK07.

Exceptional two bedroom apartment with a superb design which has an airy, bright, light filled interior with a wonderful outlook from the triple aspect vista. A calming space with a spacious open plan living/kitchen/dining area, the focal point of this home. There is a sunny private balcony with an outlook over the communal lawns and mature trees and greenery. There are two bedrooms and a bathroom. The property is ready for immediate occupation and is in good decorative condition throughout with a contemporary interior. Located on the second floor of the building and within a gated mature development. Car parking. The location is highly sought after only minutes from Limerick City and close to primary & secondary schools, river walks, Jetland Shopping Centre and Limerick Lawn Tennis Club.

Guide Price: €268,000

BER D1

9 Lower Mallow Street, Limerick.  
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**Outside:** Gated development in a very mature setting with communal lawns and numbered parking.

**Accommodation:**

**Entrance Hall:**

Carpet flooring. Hot press with storage shelving.

**Living/Kitchen/Dining:**

Open plan triple aspect room with a sense of light and space throughout. Surrounded by mature greenery and privacy.

Living area: (4.17 x 3.91) Carpet flooring. Door to balcony. Sunny orientation. Fireplace unit for focal point fitted with electric fire unit.

Kitchen: (4.13 x 2.63) Floor tiling. Wall and floor fitted kitchen units with ample storage. Stainless steel double sink unit. Oven/hob with extractor fan. Tiled splashback. Plumbed for washing machine. Wall shelving.

**Bedroom 1: 2.64m (8'8") x 4.04m (13'3")**

Double bedroom. Carpet flooring. Build in wardrobes. Large window.

**Bedroom 2: 3m (9'10") x 3.05m (10'0")**

Double bedroom. Built in wardrobes. Large window. Bright bedroom with leafy outlook.

**Bathroom: 1.97m (6'6") x 1.67m (5'6")**

Fitted with shower unit, w.c. and wash hand basin. Fully tiled. Heated towel rail.

**Features and Services:** Second floor apartment. Lift. Immersion. Electric storage heating. Aluminium double glazed windows. Constructed in 1988.

**Annual current service charge:**

Please Note: As an owner of this property, you will become a member of the Management Company, which manages this property. You will be required to pay an annual service charge (which may increase once warranties expire) for the upkeep of the common areas and to pay into a sinking fund to cover future major maintenance of the common areas

**Floor Area:** 57.19 sq.m (Approximately)

**BER Rating:** D1 **BER No.:** 118666643 **Energy Performance Indicator:** 255.37Wh/m<sup>2</sup>/yr

**Viewing:** By appointment with DNG Cusack Dunne

**Negotiator:** Gillian Dunne 061 209000



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