

## For Sale by Private Treaty



### **Apt. 22 Crescent Court, Saint Nessian`s Road, Dooradoyle, Limerick, V94 XH99.**

An exceptional contemporary penthouse apartment in pristine condition throughout with balcony to the front and access to a superb roof top space with excellent views. This spacious home has light filled accommodation with an open plan living/dining/kitchen space and two double bedrooms, 1 ensuite and main bathroom. One of the finest apartments to come to the market in this highly sought after location only a stroll from UHL, The Crescent shopping centre and local schools. Nicely positioned in a quiet setting in a modern attractive development, constructed in 2004. Viewers will be impressed with this property and viewing is strongly recommended.

Asking Price: €270,000

**BER C2**

9 Lower Mallow Street, Limerick.  
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**Outside:** One numbered car parking space. Additional guest parking. Located in a small block of just 5 units. Third floor. Direct access to a roof top garden which is a superb space and a real benefit to the property. The apartment has its own balcony to the front of property accessed from the living room.

**Accommodation:**

**Entrance Hall:**

Generous entrance hall with timber flooring.

**Hotpress:**

Storage space.

**Living/kitchen/dining:**

Open plan living space with timber flooring. Generous living area. Access to a spacious balcony. Fully fitted contemporary kitchen with wall and floor unit. Tiled splashback. Electric hob. Stainless steel sink. Dishwasher. Spot lighting. Kitchen window.

Dining area: 4.39 x 3.28

Kitchen area: 2.55 x 2.71

**Bedroom 1: 3.89m (12'9") x 3.61m (11'10")**

Large double bedroom. Timber flooring. Door and window. Ensuite.

**Ensuite: 0.88m (2'11") x 2.92m (9'7")**

Modern ensuite with tiled flooring and shower area. Fitted with w.c., wash hand basin with unit and rain shower.

**Bedroom 2: 4.66m (15'3") x 2.85m (9'4")**

Large double room with double aspect windows. Timber flooring. Walk in wardrobe/storage room (.96 x 2.27).

**Bathroom:**

Modernised shower room. Tiled flooring and shower area. Fitted with w.c., wash hand basin with unit, rain shower.

**Features and Services:** An exceptional contemporary penthouse apartment in pristine condition throughout. Balcony to the front and access to a superb roof top space with excellent views. This spacious home has light filled accommodation with an open plan living/dining/kitchen space. One of the finest apartments to come to the market in this highly sought after location. Top floor apartment. Walking distance of UHL, Crescent Shopping centre and all amenities. Built c. 2004. Gas fired central heating. Double glazed windows.

**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:** 67.2 sq.m (Approx.)

**BER Rating:** C2 **BER No.:** 114301856 **Energy Performance Indicator:** 175.53Wh/m<sup>2</sup>/yr



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