

## For Sale by Private Treaty



### Apt. 409 Richmond Court, Mount Kennett Place, Limerick

Beautifully modernised one bedroom apartment with a tasteful interior, ready for immediate occupation. This superb apartment has been perfectly upgraded and decorated and is sure to impress both first time buyers and investors alike! There is a generous living/kitchen/dining area and a west facing balcony allowing excellent light. The property is turn key which is difficult to get in this market! Within strolling distance of the River Shannon, Limerick city centre and local shops and schools. Viewing is highly recommended.

**BER C1**

Guide Price: €110,000

9 Lower Mallow Street, Limerick.  
T: 061 209000 F: 061 209200  
E: cusackdunne@dng.ie [dng.ie](http://dng.ie)

**Accommodation:**

**Entrance Hall:**

Laminate timber effect flooring. Radiator cover. Store room.

**Living/Kitchen/Dining Room:**

Living Area: Laminate effect timber flooring. Balcony. Wall lighting. Vertical blinds. Modern electric storage heater. Spacious dining space.

Kitchen Area: Newly fitted wall and floor units. Shaker style. Counter top. Lino flooring. Stainless steel sink. Electric oven and hob. Chrome extractor.

**Bedroom 1:**

Double bedroom. Laminate timber effect flooring.

**Bathroom:**

Fully tiled. Marble effect tiling. Large shower tray. Pump shower. w.c and wash hand basin.

**Features and Services:** 5th Floor. Double glazed windows. Electric central heating. Alarm. Current annual service charge €1400. Constructed in 1997.

**Annual current service charge:**

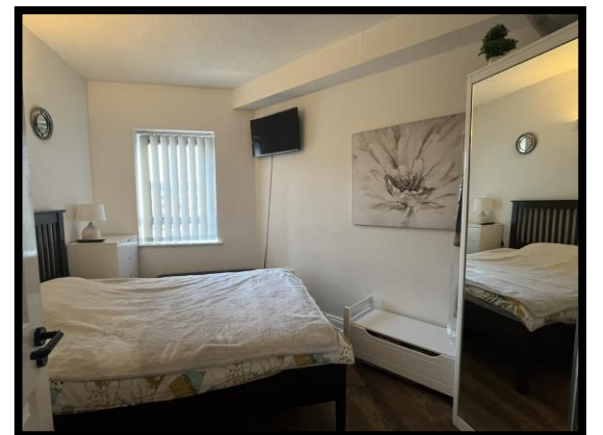
Please Note: As an owner of this property, you will become a member of the Management Company, which manages this property. You will be required to pay an annual service charge (which may increase once warranties expire) for the upkeep of the common areas and to pay into a sinking fund to cover future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

**Floor Area:** 44.11 sq.m (Approximately)

**BER Rating:** C1 **BER No.:** 100509132 **Energy Performance Indicator:** 152.55 0Wh/m2/yr

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

**Negotiator:** Gillian Dunne 061 209000



DNG Cusack Dunne for themselves and for the vendor / landlord of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser / tenant and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers / tenants ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser / tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. DNG Cusack Dunne are licensed to use the name "DNG" as franchisees of DNG Limited. Licence number 002730

9 Lower Mallow Street, Limerick.  
T: 061 209000 F: 061 209200  
E: cusackdunne@dng.ie [dng.ie](http://dng.ie)

