

## For Sale by Private Treaty



### **Apt. 411 Richmond Court, Mount Kennett Place, Dock Road, Limerick, V94 W215.**

Stunning views of the River Shannon from this spacious city centre apartment allow this unit to stand out from the rest. The beautiful vista from the living area and two bedrooms gives a sense of space throughout. The property is well maintained and offers a generous open plan living/kitchen/dining area. There are two double bedrooms and two bathrooms. A good elevation from the 4th floor and its central location in the hub of all Limerick city has to offer including River walks, Bistros, restaurants and more. Viewing is highly recommended to appreciate this impressive apartment.

Guide Price: €198,000

**BER** C1

9 Lower Mallow Street, Limerick.  
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**Accommodation:**

**Entrance Hall:**

Laminate flooring. Closet with storage space.

**Living/Kitchen/Dining: 2.9m (9'6") x 5.93m (19'5")**

Laminate flooring. Open plan reception room. Stunning river views. Balcony.

Kitchen: Tiled flooring. Wall and floor kitchen units. Tiles splash back. Oven and hob. Plumbed for dishwasher and washing machine.

**Bedroom 1: 2.39m (7'10") x 4.59m (15'1")**

Double bedroom. River views. Carpet flooring. Ensuite.

**Ensuite:** Fitted with bath, w.c. and wash hand basin.

**Bedroom 2: 3.42m (11'3") x 2.51m (8'3")**

Double bedroom. River views. Carpet flooring.

**Shower Room:**

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

**Features and Services:**

Fourth floor apartment. Lift access. Electric central heating. Immersion. Double glazed aluminium windows. Constructed in 1999. 1 Carparking space included. Service charge €2218 per annum.

**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:** 60.69 sq. m (Approximately)

**BER Rating: C1 BER No.:** 100480631 **Energy Performance Indicator:** 167.28 Wh/m2/yr

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

**Negotiator:** Gillian Dunne 061 209000



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