

For Sale by Private Treaty



Apt 201 Windmill House, Dock Road, Limerick, County Limerick.

2 bedroom second floor apartment located in a popular apartment complex on the Dock Road, within walking distance of all that Limerick City has to offer. Convenient to River Walks, shops and restaurants and a good road network. The property offers sizable accommodation including an open plan living/kitchen/dining room and two bedrooms, one bathroom. A superb option for discerning purchasers, first time buyers & investors alike! Lift access.

Asking Price: €135,000

BER C2

9 Lower Mallow Street, Limerick.
T: 061 209000 F: 061 209200
E: cusackdunne@dng.ie dng.ie

Outside: 2 bedroom second floor apartment.

Accommodation:

Entrance Hall: 3.19m (10'6") x 2.27m (7'5")
Laminate flooring.

Living/Kitchen/Dining area: 6.82m (22'5") x 4m (13'1")
Open plan reception room. Laminate flooring in living room. Kitchen/breakfast area. Fitted kitchen units. Electric oven. Plumbed for washing machine and dryer. Stainless steel sink. Tiled splashback.

Bedroom 1: 2.7m (8'10") x 3.77m (12'4")
Double bedroom. Laminate flooring. Built in wardrobe.

Bedroom 2: 2.11m (6'11") x 4.11m (13'6")
Double bedroom. Laminate flooring. Built in wardrobe.

Bathroom: 1.97m (6'6") x 2.06m (6'9")
Tiled flooring and bath area. Fitted with bath, w.c and hand wash basin.

Hotpress:
Storage area.

Features and Services: Centrally located two bedroom apartment. Walking distance of all local amenities and the City Centre. Adjacent to beautiful River walks along the Shannon. Open plan accommodation with a spacious living/kitchen/dining room. 2nd floor unit with lift access. . . Electric Supply Type: Mains Supply, Gas Supply Type: None, Water Supply Type: Mains Supply, Sewerage Supply Type: None, Telephone Supply Type: None, Broadband Supply Type: None.

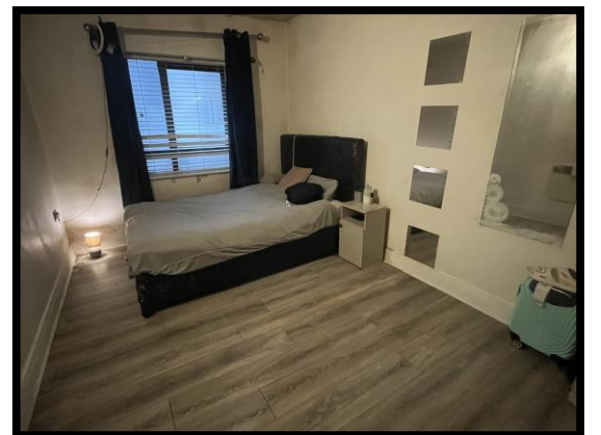
Annual current service charge:
Please Note: As an owner of this property you will become a member of the Management Company, which manages this property. You will be required to pay an annual service charge (which may increase once warranties expire) for the upkeep of the common areas and to pay into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

Floor Area: 61 sqm (657 sqft)

BER Rating: C2 **BER No.:** **Energy Performance Indicator:** 180 Wh/m2/yr

Viewing: By appointment with DNG Cusack Dunne

Negotiator: Gillian Dunne 061 209000



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