

## 13 The Square, BATTERY COURT, MALLOW, CORK



ERA Downey McCarthy are pleased to launch to the market this well-maintained, one bedroom, ground floor apartment located in the modern development of Battery Court at the centre of Mallow town in Co. Cork.



**AMV: €145,000**

**BER D1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Gross Internal Floor area approx. 55.6 sq.m. (598 sq.ft.)
- Ground floor apartment
- Close to all local amenities
- Well-maintained property
- Ideal first time buyer home
- Investment opportunity most recently rented at €9,312 p.a.
- Service Charge €1,700 p.a.

## | KITCHEN / LIVING / DINING AREA

5.8m x 5.99m (19'0" x 19'6")

This spacious open plan kitchen / living / dining area has one pendant ceiling light and eight recessed ceiling lights. The kitchen area has fitted wall and floor units, a gas hob, electric oven, dishwasher, washing machine, fridge freezer and a stainless steel sink. There is timber floor covering throughout, ample power points and two wall mounted radiators. A bay window situated in the living area overlooks the front of the property, and allows extensive natural light to flood the area.



## | REAR HALLWAY

3.45m x 0.98m (11'3" x 3'2")

The rear hallway includes a shelved hot-press and a back door to a rear patio area. There is one centre ceiling light, one radiator and laminate timber flooring.



## | BEDROOM

4m x 2.98m (13'1" x 9'7")

This large double bedroom has a built-in wardrobe and a window which overlooks the rear of the property. There is one centre ceiling light, laminate timber flooring, ample power points, attractive neutral décor and one radiator.



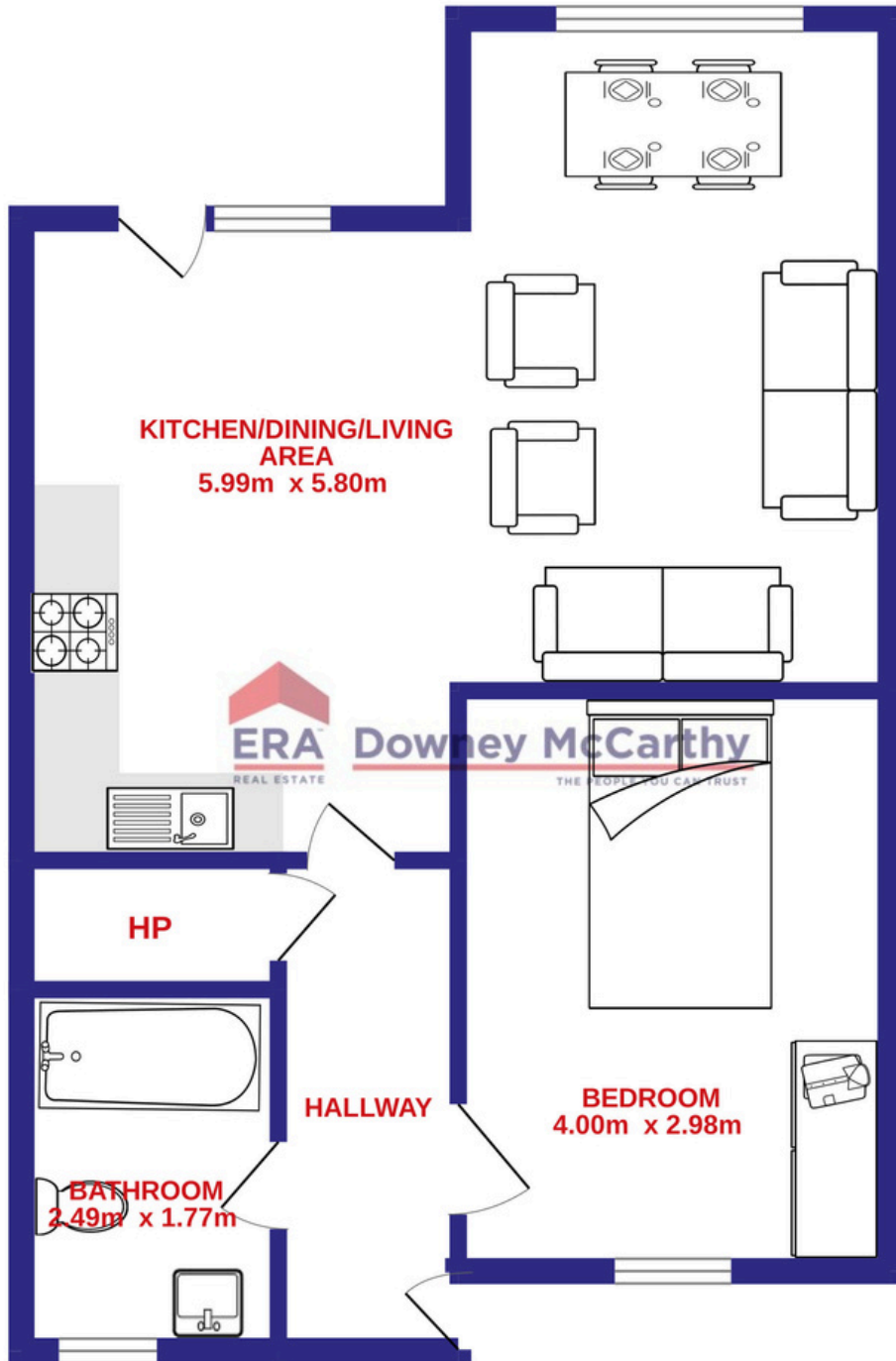
## | BATHROOM

2.49m x 1.77m (8'1" x 5'8")

The bathroom features a four piece suite, one window to the rear of the property, floor and wall tiling, one centre ceiling light and one radiator.

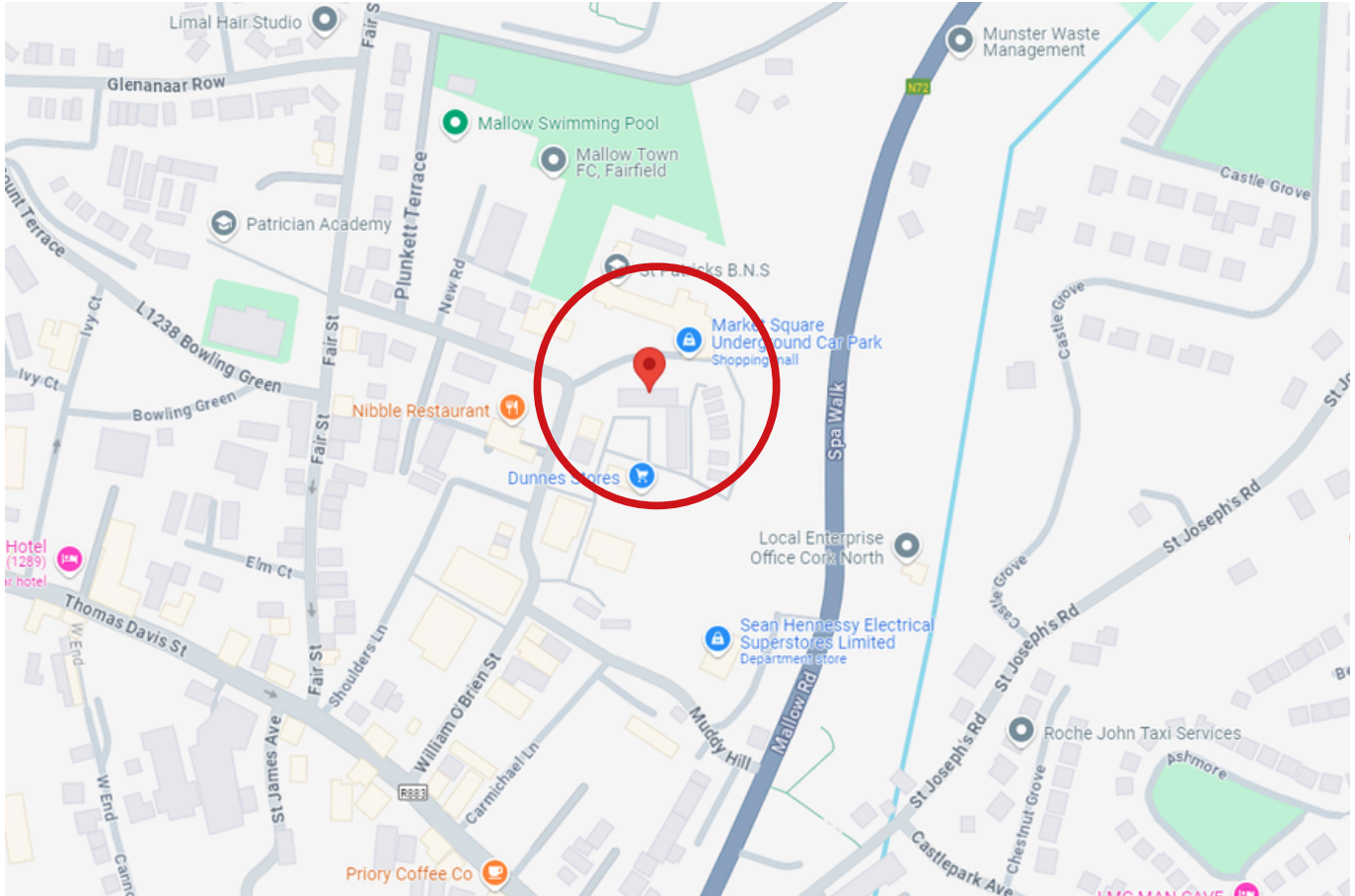


**| FLOOR PLAN**



## | DIRECTIONS

Please see Eircode P51 XT80 for directions.



## | ALL ENQUIRIES TO:

**Will Lyons**  
**087 6494740**  
**will@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.