

## 22C Lower John Street, Cork City



ERA Downey McCarthy are delighted to launch to the market this centrally located, ground floor, one bedroom apartment on Lower John Street, Cork. The property is situated close to the Heineken Brewery and within 5 minutes walk of Patrick Street, Opera Lane, McCurtain Street and all the essential services and facilities that the city centre has to offer.



**AMV: €190,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 38 Sq. M / 406 Sq. Ft
- The property was rebuilt and refurbished in 2018/2019
- BER C1
- Being sold with vacant possession
- Natural gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Neutral décor throughout
- Convenient central location
- Walking distance to Cork city centre and all local amenities including shops, bars, restaurants, cafes, schools
- Rental potential €1,247 per month - last rent set in February 2024
- Block managed by ERA Downey McCarthy
- Management Charges €1,600 p.a

## | RECEPTION HALLWAY

4.18m x 1.04m (13'7" x 3'4")

A solid door allows access into the main reception hallway. The hallway has high quality laminate flooring, one radiator, neutral décor, one centre light piece, a smoke alarm, an electrical service board, and solid doors allow access to all rooms.



## | OPEN PLAN

### KITCHEN/DINING/LIVING

7.27m x 2.94m (23'8" x 9'6")

This open plan room has one window to the front of the property, two light pieces, two radiators, and neutral décor throughout.





The kitchen area has modern fitted units at eye and floor level with extensive worktop counter and tiled splashback, ample power points, tiled flooring, plumbing for a washing machine, space for a fridge freezer, space for a dining table, a built-in oven/hob/extractor fan, a stainless steel sink, and a smoke alarm.

The living area has high quality laminate flooring, a smoke alarm, ample power points.



## | **BEDROOM 1**

3.31m x 2.24m (10'8" x 7'3")

This double bedroom has one large window overlooking the rear of the property. This room has high quality laminate flooring, neutral décor, one centre light piece, a smoke alarm, and a built-in wardrobe unit for storage.



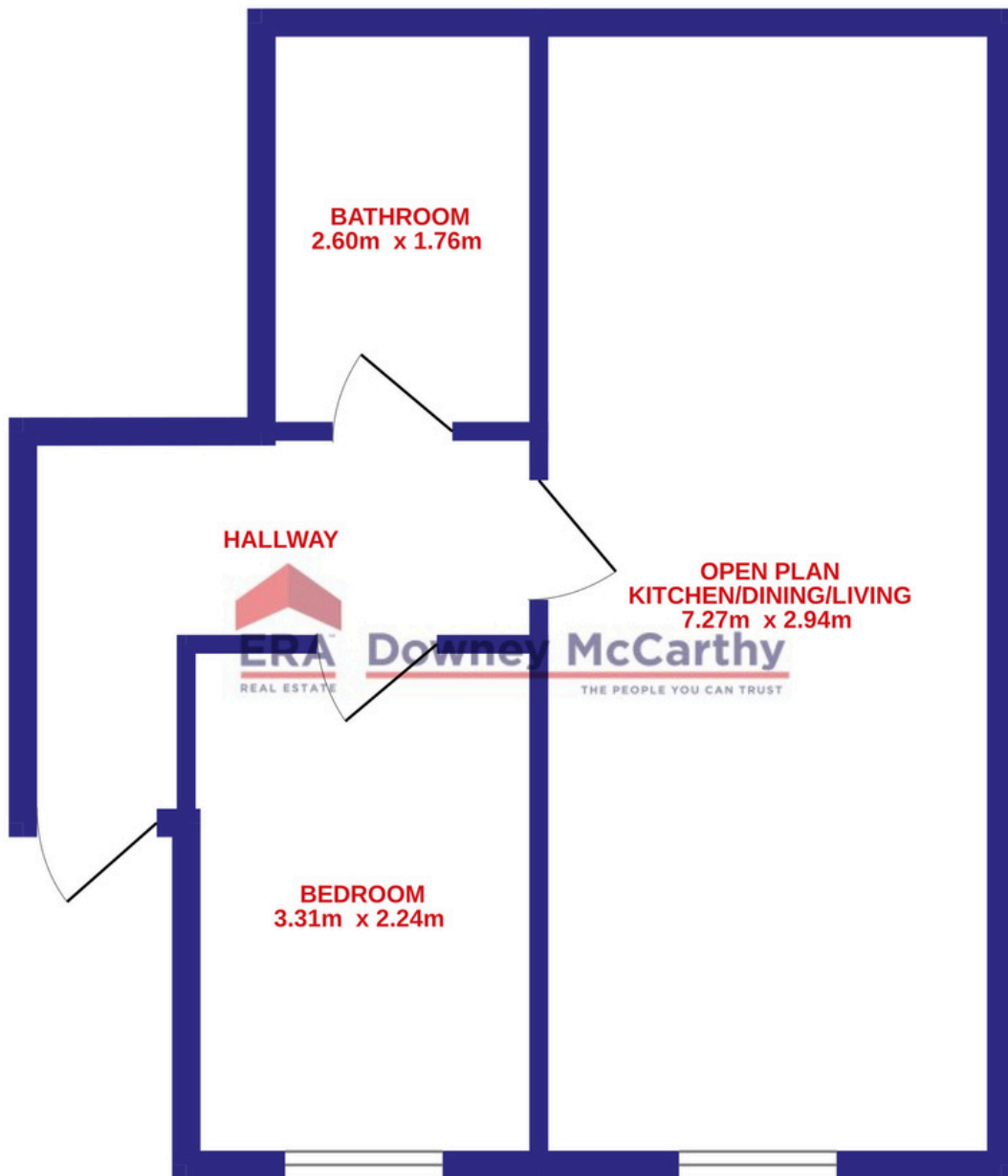
## | **BATHROOM**

2.6m x 1.76m (8'5" x 5'7")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. The bathroom has tile flooring, wall tiling in the shower cubicle, one centre light piece, one wall-mounted light piece, a mirror, one radiator and neutral décor.

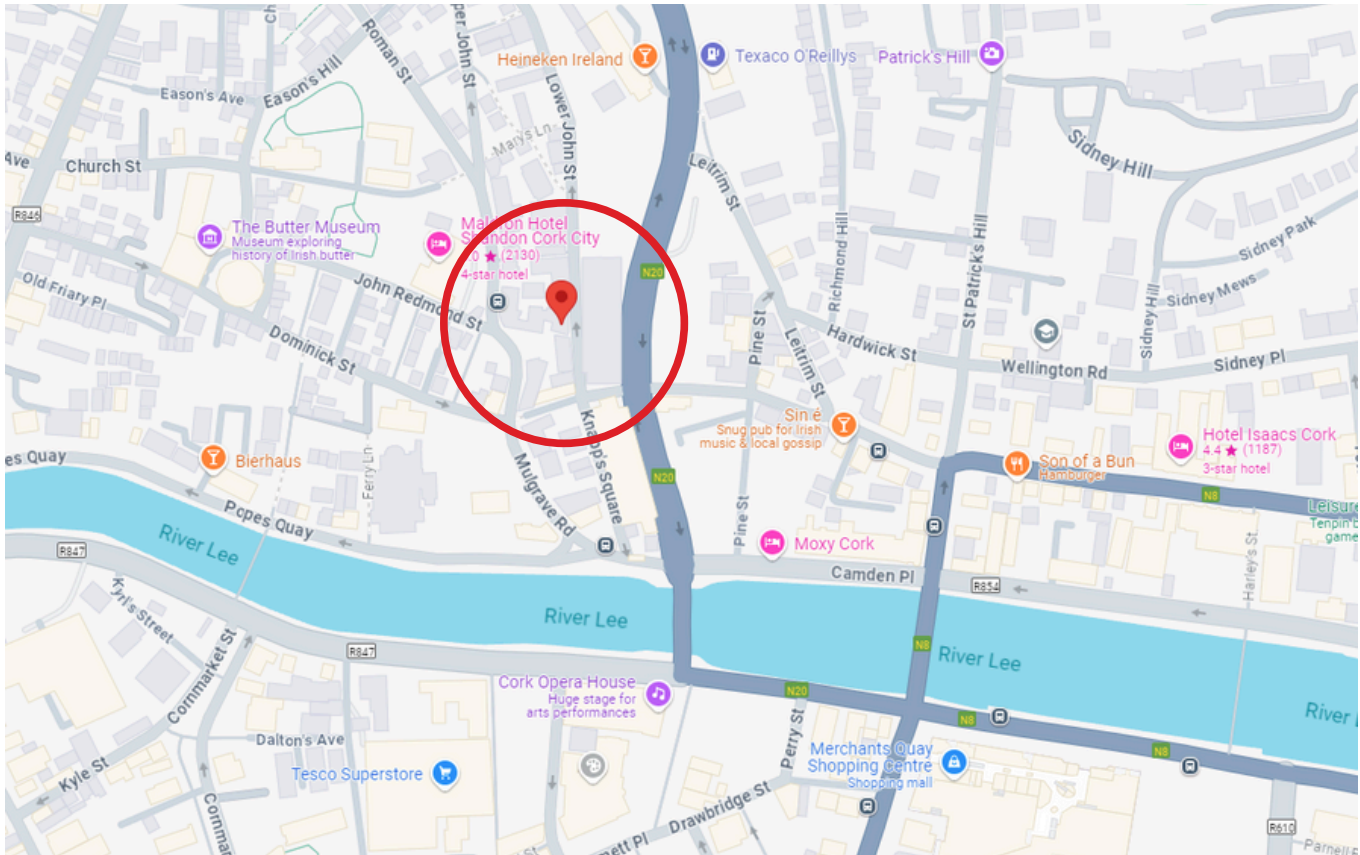


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T23 F802 for directions.



## | ALL ENQUIRIES TO:



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