

*MODERN & WELL PRESENTED 2 BEDROOM APARTMENT*

*No. 29 Hollycourt,  
Broomfield Village,  
Midleton,  
Co. Cork.*

**For Sale by Private Treaty**



Superbly located on the 2<sup>nd</sup> floor of this gated and secure residential development, this contemporary and well maintained apartment extends to c. 71 m<sup>2</sup> / 765ft<sup>2</sup>.

Situated in the convenient and popular Broomfield Village with the Train Station and all amenities within walking distance.

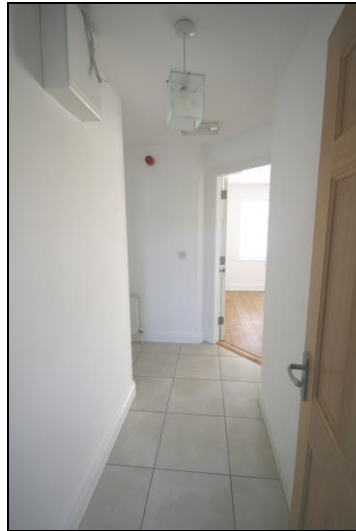
Viewing is highly recommended & by prior appointment with the sole selling agents.

**A.M.V. €165,000**



## Accommodation:

**Entrance Hallway :** with tiled floor, hotpress.



**Living Room :** 3.9 x 3.4 with timber laminate floor, tv & phone points & French doors to South facing balcony.



**Kitchen /Dining Area:** 3.4 x 2.1 tiled floor, cream built-in units & eye level presses, new integrated “Beko” electric oven and hob, “Flavel” dishwasher, “Flavel” Washing machine, “Flavel” fridge freezer.



**Bathroom:** 2.2 x 1.7 tiled floor, fully tiled bath with pumped shower, w.c. & w.h.b



**Bedroom 1:** 4.5 x 3.0 with timber laminate floor, t.v & phone points.

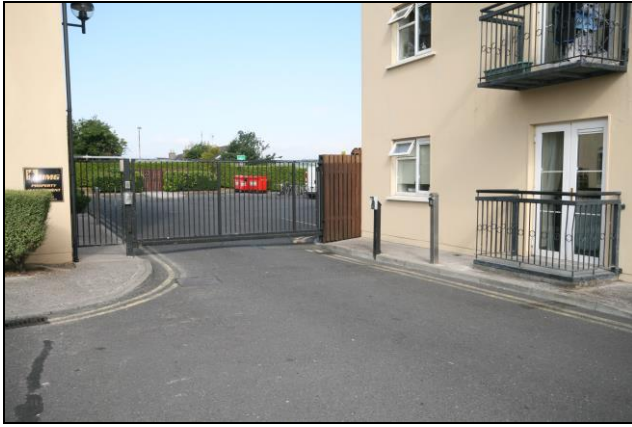
**En-Suite :** 2.5 x 1.0 tiled floor, pumped shower (fully tiled) , w.c. & w.h.b.



**Bedroom 2:** 3.6 x 3.2 with timber laminate floor & built-in wardrobe.



## OUTSIDE:



## FEATURES:

- Bright & spacious apartment in turn-key condition
- Gas fired central heating (boiler serviced May 2018)
- Timber / tiled floors
- Neutrally decorated
- Cream built-in kitchen with appliances included
- South facing balcony
- Built-in wardrobes in one bedroom
- Master bedroom en-suite
- Lift
- Secure complex with electric gated entrance and intercom access
- Allocated parking space
- Convenient location just a short walk to all amenities in Midleton Town & Train Station.

EIRCODE : P25 WF85

TITLE: Freehold / Long Leasehold.

SERVICE CHARGE: €1,350 per annum

BER DETAILS: B1 – BER NO. 10068291

SERVICES: Mains water, drainage & gas.

VIEWINGS: Strictly by prior appointment.



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