

Rowan Fitzgerald Auctioneers
Unit 1
Belfield House
Ennis Road
Limerick
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Apartment 7 The Parc, North Circular Road, Limerick City

Starting Bid: €240,000.00



For sale by Rowan Fitzgerald Auctioneers via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to introduce Apt. 7, The Parc, on the North Circular Road in Limerick.

This is a beautifully renovated 2-bedroom apartment located in a secure gated community.

This bright apartment has been extensively upgraded over the past number of years. The property features two double bedrooms with built in wardrobes, a modern open-plan kitchen/living area, private balcony, and a stylish main bathroom complete with electric shower and jet bath.

Recent renovations and upgrades include
New bathroom
New flooring throughout (less than 2 years old)

Modern fitted kitchen installed within the last 5 years
New electric heating system installed less than 2 years ago and top of the range electric fire.

The apartment offers a superb combination of comfort, style, and convenience in one of Limerick's most desirable residential locations. Situated just a 15-minute walk from Limerick city centre, the property is close to excellent schools, sporting facilities, and all local amenities.

Access to the motorway network can be achieved in minutes.

Accommodation in the property consists of:

Hallway

Kitchen Living Area which opens out onto the south facing balcony.

Bathroom

2 bedrooms, both with built in wardrobes.

Highlights

Secure Gated Apartment Complex with Elc. Gates

Private South Facing Balcony

Parking

No Rent Cap

Walking Distance to City

Spacious garden/common areas

Easy walking distance to Sec. and Prim. Schools

BER C2 / BER No 105363220

Total Floor Area 55 m2

This home is teeming with features such as:

Jet Bath

Modern Double Glazed Windows

South Facing spacious Balcony

Option to close off sink area with clever sliding doors.

No rent cap.

Ideal for owner-occupiers, or investors seeking a turnkey property in a prime location.

Virtual walk through - copy and paste the below link

<https://youtu.be/9qjDCGIXj3E>

TO VIEW OR MAKE A BID Contact Rowan Fitzgerald Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.