



**SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IN PRIME LOCATION**

**1 ROCHELLE LAWN, OLD BLACKROCK ROAD, CORK CITY**

**BER C2**



## 1 Rochelle Lawn

**For Sale by Private Treaty**  
**CKK150295**

- Spacious two bedroom ground floor apartment in prime location
- Approx. 69 sq m / 750 sq ft
- Good decorative order throughout
- Gated development within 5 mins walk of Cork city centre
- One secure parking space/Own door access/ Intercom system
- Walking distance of Blackrock village, shops, bars and restaurants
- GFCH/ Mains services

### DESCRIPTION

Savills is delighted to present 1 Rochelle Lawn, a deceptively spacious two bedroom ground floor apartment in good decorative order situated within a gated development off the Old Blackrock road. Rochelle is a highly desirable complex developed by O' Callaghan Properties C. 2005.

The Rochelle Complex is accessed via coded vehicular or pedestrian gates which grant access to a well landscaped and immaculately kept complex. Number 1 Rochelle Lawn is located towards the rear of the development offering privacy and quiet whilst being located within 5 mins walk of the city centre.

Stepping inside the apartment reveals an L-shaped hallway which will bring you to a large open plan living/kitchen/dining area with double door rear access point onto a private patio area. From the hallway, you can also access two double bedrooms, one with en suite and the main bathroom. Accommodation is bright and well designed to maximise every square inch of useable space.

Number 1 Rochelle Lawn comes to the open market posing as an ideal first time buyer property or ideal investment opportunity.

Don't delay, arrange your viewing today.

### ACCOMMODATION

#### Entrance Hallway

Welcoming hallway with laminate wood floor, storage closet and coat hangers.

#### Living/Kitchen/Dining Room

Open plan space with a tiled floor and splashback in the kitchen area along with integrated appliances, eye and floor level units, granite worktops and recessed lighting. The living/dining area benefits from a semi solid oak wood floor, storage closet and double doors leading onto a rear patio.

#### Bedroom 1

Spacious double room located towards the rear of the property. Two door built-in wardrobe and built in drawers.

#### En Suite

WC. Whb. Shower unit. Tiled throughout.

#### Bedroom 2

Double room located towards the front of the property with a two door built in wardrobe.

#### Bathroom

WC. Whb. Shower over bath. Tiled throughout.

### MANAGEMENT FEE

€1,000 p.a.

### DIRECTIONS

From Cork City, make your way out the Old Blackrock Road passing the South Infirmary on your left hand side. Follow the road until you come upon Rochelle Court on your right hand side.

### BER DETAILS

BER: C2

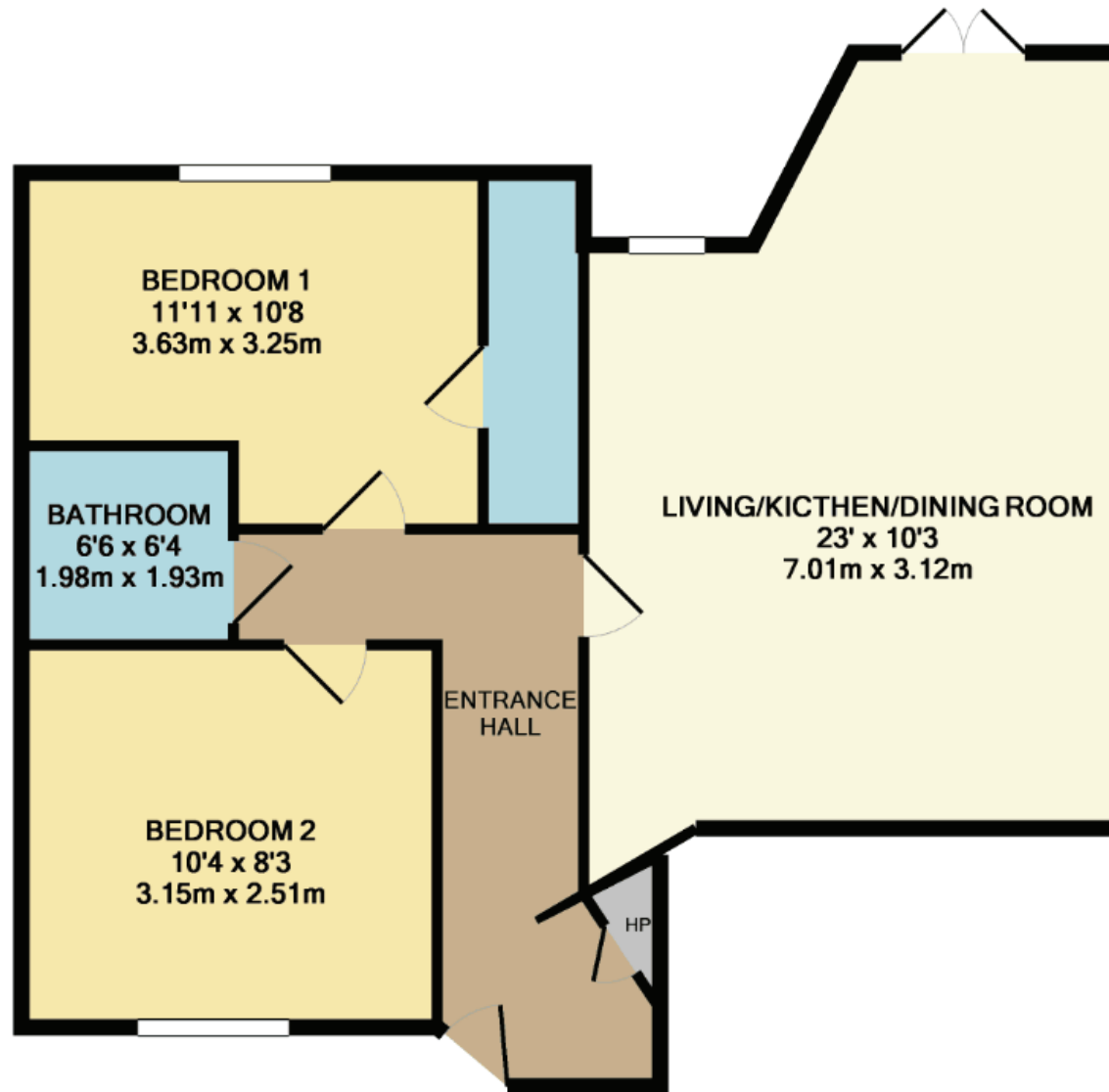
BER No: 110265592

Energy Performance Efficiency: 187.42 Kwh/m2/yr

### VIEWING

By appointment with Savills Cork  
(021) 427 1371 or [cork@savills.ie](mailto:cork@savills.ie)

For identification purposes only, not to scale



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