



EXCLUSIVE 2 BED PENTHOUSE APARTMENT WITH LARGE BALCONY

14 ESTUARY COURT, ROCHESTOWN, CORK T12 F340

BER C1



14 Estuary Court

For Sale by Private Treaty
CKK180561

- Exclusive 2 bed Penthouse apartment
- Approx. 76 sq m / 818 sq ft
- Large balcony, Approx. 18 sq m / 194 sq ft with amazing views.
- Private elevator access and presented in good condition
- Approx. 1 km from Douglas Village just off Rochestown Road
- Private gated complex
- Two designated car spaces
- GFCH / double glazed windows

DESCRIPTION

Savills is delighted to present No.14 Estuary Court, an exclusive two-bedroom penthouse apartment with exceptional views and fantastic large private balcony that provides superb additional living space. It is presented in good condition with exceptional views overlooking the city and harbour. This property is conveniently located just off the Rochestown Road and boasts a designated parking space with ample floating parking for guests, behind a private gated entrance.

Stepping in from the freshly painted exterior of the building, you are greeted with spacious light filled corridors with the staircase to your right and the elevator straight ahead. Residents of no.14 have private access direct to the Penthouse from the elevator. The elevator opens into a large hallway area. There is also the more conventional front door, with staircase access. On the right is a spacious living room and kitchen/dining area boasting high ceilings and flooded with natural light from windows and glazed double doors leading to a large balcony to the side of the property. Stepping out on to the large balcony you are mesmerized by spectacular city and water views, ideal for outdoor entertaining and dining.

Making your way back through the hall you will find 2 large double bedrooms and the main bathroom. There is a private access door to the bathroom servicing the master bedroom. Both bedrooms have built-in wardrobes. The entrance area also contains access to the hot press and storage area.

No. 14 offers easy access to a host of nearby amenities, including schools, shops, bars, sports clubs, restaurants and leisure facilities. A regular bus route also serves the area with the bus stop only a one-minute walk away. Douglas village, the South Link road network and Cork city are all within easy reach allowing easy access to anywhere in the city and beyond. Conveniently there is a supermarket, pharmacy and service station only 150 metres from the property. The superb Blackrock to Passage West walkway is very near the complex which is ideal for those who enjoy a relaxing walk or run.

This great property is perfect for Investment, First Time Buyers or those who wish to Trade Down.

Don't delay, arrange your viewing today.

ACCOMMODATION

Ground Floor

Entrance Hallway

Inviting reception hall with lift access to ground floor.

Kitchen/Dining/Livingroom

This spacious room is both bright and well proportioned. The kitchen/dining area has both eye and floor level contemporary kitchen units with a selection of appliances. The living room is well laid out and well proportioned. TV and phone points.

Balcony

The balcony adjacent to the kitchen/dining area is slightly elevated and accessed via glazed double doors and it is timber decked. This is a fantastic space and ideal for sunbathing, relaxing and eating out with all your family.

Bedroom 1

Double room, carpeted, with built-in wardrobes and stunning views to the front of the property. There is a separate access door to the main bathroom from this bedroom. TV and phone points.

Bedroom 2

Double room, fully carpeted with built in wardrobes. TV and phone points.

Bathroom

WC. Whb. Shower. Jetted bathtub and towel rack radiator.

OUTSIDE

To the front of the building you will find two designated car spaces – Nos. 46 & 47. All of which is enclosed and accessed by secure electric gates.

DIRECTIONS

From Cork City, make your way out the link road heading towards Carrigaline taking the rear slip road into Rochestown. Once you have come off the slip, take the first left at the roundabout onto the Rochestown Road until you reach the right turn immediately across from the Topaz garage. Proceed up the hill until you see the gated entrance to Estuary Court. Once inside the development no.14 is situated in the second block on your left-hand side. Eircode T12 F340

BER DETAILS

BER No: C1

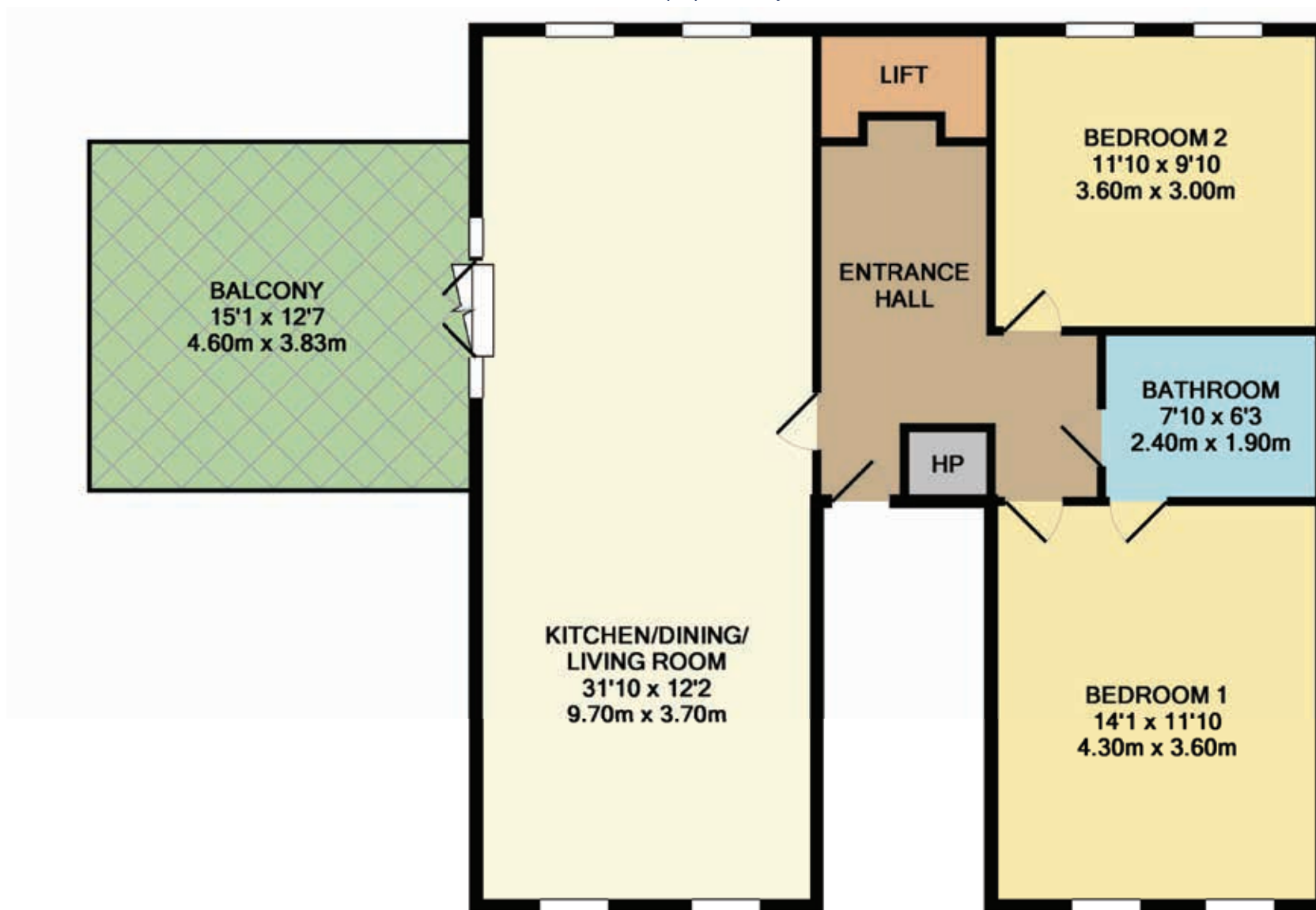
BER Number: 111625554

Energy Performance Indicator: 173.38KWh/m2/yr

VIEWING

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

For identification purposes only, not to scale



Savills Cork

11 South Mall,
Cork

cork@savills.ie

+353 (0)21 427 1371

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