



4 BEDROOM GROUND FLOOR APARTMENT

1 MARYBANK, RUTLAND STREET, CORK CITY, T12 YP60

BER D1

savills

**1 Marybank, Rutland Street,
Cork City, T12 YP60**
For Sale by Private Treaty
CKK190428

- 4 bedroom ground floor apartment
- Approx. 62.3 sq m / 671 sq ft
- In good decorative order throughout
- Private parking included
- Ideally located in Cork City centre
- Double glazed PVC windows
- Electric heating / Mains services

DESCRIPTION

Savills is delighted to introduce no. 1 Marybank, a 4 bed ground floor apartment with private gated parking included. This property has been well maintained, is presented in good decorative order and boasts attractive high ceilings. Situated in a superb central location, with South Mall & Patrick Street just a few minute's walk and with several amenities at your doorstep, which are the proposed new UCC Business Campus on South Terrace, College of Commerce, CIT and The School of Music just to name a few.

Stepping inside reveals a well laid out apartment with a freshly painted interior and new carpeting throughout. From the entrance hallway, there is a double bedroom on your immediate left. Continuing down the hallway, on the left, you will find the main bathroom and the kitchen/living/dining room. The kitchen is tiled with eye and floor level units, with a number of appliances included. On the right of the hallway, you will find the other three bedrooms and a cloakroom.

Don't delay, arrange your viewing today.
Contact us today.

ACCOMMODATION

Entrance Hallway

Welcoming area with carpeted flooring and access to a storage/cloak room.

Kitchen/Living/Dining Room

Well-proportioned space with eye and floor level kitchen units. It is plumed for a washer/dryer and has access to the hot-press. The living space is carpeted and has a TV point.

Bedroom 1

Double room with carpet and blinds.

Bedroom 2

Double room overlooking the rear courtyard space with carpet and blinds.

Bedroom 3

Single room overlooking the rear courtyard space with carpet and blinds.

Bedroom 4

Single room overlooking the rear courtyard space with carpet and blinds.

Main Bathroom

WC. Whb. Electric shower. Electric fan heater and vinyl composite flooring

DIRECTIONS

From Cork City head south to Douglas Street. At the top of Douglas street travel east approx. 200m and on you left, just before the laundrette, is Rutland Street. 1 Marybank is the ground floor apartment on your immediate right-hand side with a gated entrance. See Sign. Eircode T12 YP60.

BER DETAILS

BER: D1

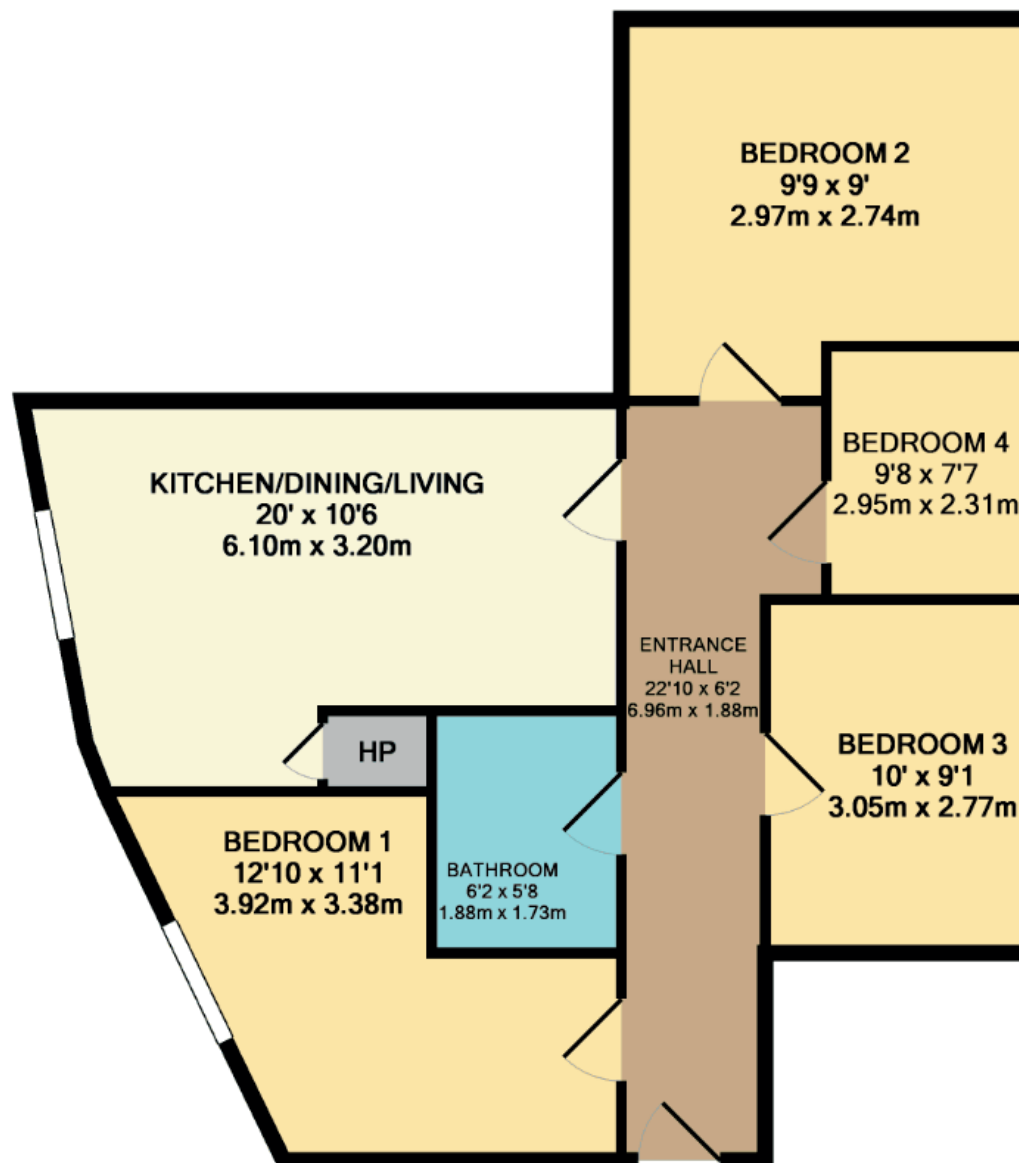
Number: 112200787

Energy Performance Indicator: 252.6 kWh/m²/yr

VIEWING

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

For identification purposes only, not to scale



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