

For Sale

Asking Price: €91,000

**Sherry
FitzGerald**
Rainey



30 Grand Central, Letterkenny,
Co Donegal, F92 XN12

BER C1

sfr.ie / daft.ie / sherryfitz.ie / myhome.ie / propertypal.com



A centrally located two-bedroom, second floor apartment with lift access extending to 72.39 sq m (779 sq ft) approximately. Located in the heart of the retail area of Letterkenny Town Centre. Convenient to local facilities and amenities such as Dunnes Stores, Marks & Spencer, Boots, H&M, Menarys, Home Store & More, Radisson Blu Hotel etc. There is a surface and underground carparking available.

Current Tenancy

The apartment is currently let for 12 months from the 20th August 2019.



Management Fee

The management fee for 2019 is €1400 and will be payable on a pro rata basis on completion of a sale.

Included in the sale

The apartment is being sold with certain items of furniture and built in / integrated electrical appliances. An Inventory of Contents is available on request.



Special Features & Services

- Convenient location in Letterkenny Town Centre.
- uPVC double glazed windows.
- Gas fired central heating.
- Lift in the apartment block.
- Intercom system.

Facebook

Additional photographs of this property are available on our Facebook page which can be found by clicking the following link: -www.facebook.com/sherryfitzgeraldrainey

BER BER C1, BER No. 110189354

Accommodation

Entrance Hall 2.96m x 2.51m (9'9" x 8'3") plus 2.84m x 1.18m (9'4" x 3'10") Laminate flooring.

Storage Room 1.71m x 0.88m (5'7" x 2'11") Gas burner.

Living / Dining Area 4.77m x 3.18m (15'8" x 3.18) Laminate flooring.

Kitchen Area 3.13m x 2.05m (10'3" x 6'9") Tiled flooring. Wall and base units, electric cooker with four burner hob, oven and extractor fan. Stainless steel sink unit and drainer.

Master Bedroom 4.77m x 3.11m (15'8" x 10'2") Views overlooking Letterkenny Retail Park.

En-Suite Shower Room 1.95m x 1.70m (6'5" x 5'7") Fully tiled walls and floors. Shower cubicle, wc and whb.

Bedroom 4.78m x 2.87m (15'8" x 9'5") incorporating built in wardrobe

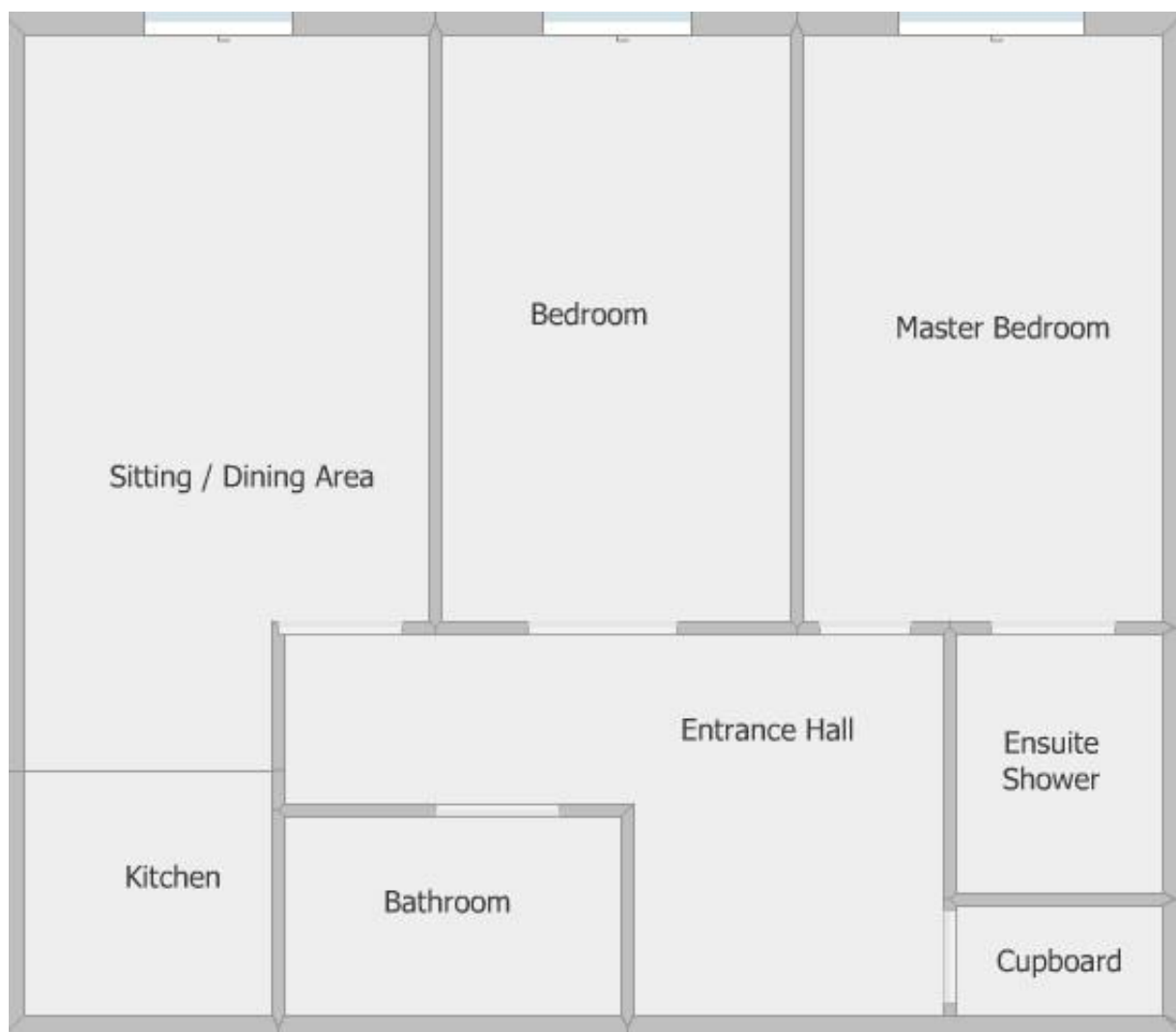
Bathroom 2.72m x 1.64m (8'11" x 5'5") Fully tiled walls and floors. Bath with overhead shower, wc and whb.

Directions

From the Station Roundabout take the Pearse Road, passing the Community Centre on the left. Continue straight and merge into the right hand side lane. After JJ Reid Volkswagen Garage, take the first road to the right, before the parade of retail units. Grand Central is directly in front with surface and underground carparking available.

Latitude: 54.947407 Longitude: -7.732765 (copy into Google Maps for location / streetview).





FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY



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VIEWING DETAILS

Please contact us to make an appointment. We are open Monday to Friday 9am to 5:30 pm. Saturdays by appointment.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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