

DOUGLAS NEWMAN GOOD

## 312 Millbrook, JFK Parade, Sligo

This is a 2 bedroom, first floor apartment located within the Millbrook development along the banks of the Garavogue River. The apartment boasts two bedrooms, bathroom & an open plan kitchen/dining/living area.

Tenancy

Tenant not affected by Sale.

The current tenant has been in occupation for circa 9 years. The current rent being paid is €625 per month.

Management Company

Millbrook Property Management

Please note that by purchasing this property you become a member of the Management Company & will be required to pay an annual service charge for the maintenance and upkeep of the common areas in a multi-unit complex. The service charge may increase following the expiration of any warranties. You may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas of the multi-unit complex.

Management Fees

€1,080 per annum

Excellent first floor 2 bedroom apartment located along the banks of the Garavogue River. This good size apartment is an ideal investment opportunity within a minutes walk of Sligo town centre.



### Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

**Guide Price: € 65,000**

**Location:** JFK Parade, Sligo Town & Suburbs

**Directions:** Located in Sligo town centre. Eircode: F91 NN26

**Viewing by Appointment with Agent**

## ACCOMMODATION

Entrance Hall	1.8m x 2.1m(5.91ft x 6.89ft)	With carpet floor.
Kitchen/Dining/Living Area	6.93m x 3.5m(22.74ft x 11.48ft)	Open plan room. Fully fitted kitchen with lino floor. Carpet floor at the dining/living area.
Bedroom 1	3.95m x 2m(12.96ft x 6.56ft)	With carpet floor & fitted wardrobe.
Bedroom 2	3.6m x 3.1m(11.81ft x 10.17ft)	With carpet floor & fitted wardrobe.
Bathroom	2.2m x 1.7m(7.22ft x 5.58ft)	Fully tiled with WC, WHB, bath & shower over.

**Negotiator:** Shane Flanagan  
**Email Address:** shane@dngflanaganford.ie  
**Contact Number:** 071 9159222 or 087 2461062

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

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