

# **Apartment 403 Harbour Court, Lower** Quay Street, Sligo, Co. Sligo, F91 RF84 Ireland,

Sale Agreed | €150,000



This beautiful 2-bedroom penthouse apartment is in an outstanding central location close to all amenities and services. . Apartment includes parking space in the basement. This apartment presents a wonderful investment opportunity or property for an owner occupier.

Spacious apartment with excellent kitchen/dining area and living space with south facing private patio access via glazed patio doors. This excellent two-bedroom penthouse apartment comes complete with a parking space in the basement. The main bedroom is ensuite and both bedrooms are a generous size.

Management Fee: €1400 per annum Management Company: Sligo Harbour **Apartment Ltd** c/o Michael Hannon, Ballyweelin, Rosses Point, Co. Sligo











#### Location

Harbour Court Apartments are situated in Sligo Town Centre close to all the excellent amenities. Situated to the rear of the Quayside Shopping Centre and within a short walk of Sligo's main shopping district - O'Connell Street. This is an ideal convenient setting.





Size:



DNG Flanagan Ford for themselves and for the vendors or lessors of the property whose Agents they are, give notice that:

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#### Sqm

## **Entrance Hall**

Array

Carpet. 7.447 sqm





## Kitchen/Dining Room

2.90m x 4.00m (9.51ft x 13.12ft) Fully fitted kitchen with tiled floor. Open plan to

the dining/living area.





### **Living Room**

5.75m x 4.17m (18.86ft x 13.68ft) Carpet. Electric feature fireplace fitted and a glazed patio door opening onto the private south facing balcony. This room is a very specious open plan kitchen/dining/living room area.

#### **Bedroom 1**

3.55m x 2.90m (11.65ft x 9.51ft) Carpet. Built-in wardrobe.

## **Bedroom 2**

3.50m x 3.00m (11.48ft x 9.84ft)

Carpet. Built-in wardrobe and an en suite.

#### **En-suite**

1.54m x 1.88m (5.05ft x 6.17ft) Tiled floor and walls. WC, WHB and corner shower.

## **Main Bathroom**



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2.00m x 1.85m (6.56ft x 6.07ft) Fully tiled floor and walls. WC, WHB and bath with electric shower fitted over.

#### **Hotpress**

2.00m x 1.25m (6.56ft x 4.10ft) Excellent storage area. L shape room. Includes hot tank and has some shelving in it.

#### Garden

#### **Directions**

In Sligo town center go down Quay Street with Sligo City Hall on your right hand side, follow the road around to the left Harbour Court is directly opposite the vehicle entrance to Quayside Shopping Centre. Eircode F91 RF84



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