

**West Property Group
Market Court
Market Yard
Newcastle West
Ireland
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30 Market Court, Newcastle West

Starting Bid: €99,000.00



For sale by West Property Group via the [iamsold](https://www.iamsold.ie) Bidding Platform

For sale by Team Lorraine Mulligan of REMAX Results via the [iamsold](https://www.iamsold.ie) Bidding Platform
Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer to the market an exciting opportunity to acquire a spacious, second floor, 2 bedroom, apartment with balcony and off street parking.

Ideally located, the property is the heart of the town centre and within walking distance to all essential services and amenities.

Accommodation comprises entrance hallway, kitchen/living/dining area, 2 double bedrooms and main bathroom.

This development at Market Square, Newcastle West, Co. Limerick is part of a complex comprising 8 No. One-bed apartments, 22 No. Two bed apartments along with 16,000 sq.ft. of retail and commercial space. 60 sq.m (646 sq.ft) Balcony 6.5 sq.m (70 sq.ft)

Electric Storage Heating
Close to Town Centre
Close to All Essential Amenities
Excellent Investment Opportunity
Management & Sinking fund charges payable yearly.
BER C1 / BER No. 116253824

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Entrance Hall
4.19m (13'9") x 1m (3'3")
Carpet flooring

Kitchen
2.3m (7'7") x 2.89m (9'6")
Fully fitted units & appliances, ceramic floor tiles.

Living / Dining Area
4.23m (13'11") x 4.2m (13'9")
Wooden flooring, french doors to balcony.

Bedroom One
3.1m (10'2") x 3.85m (12'8")
double room with fitted wardrobe, carpet flooring.

Bedroom Two
3.1m (10'2") x 3.16m (10'4")
double room with fitted wardrobe, carpet flooring.

Bathroom
1.7m (5'7") x 2m (6'7")
Wc, whb & bath with overhead electric shower.

Balcony