



**“The Property Auction Experts”**

## **For Sale by Public Auction**

(Unless previously sold)

**On Thursday 10<sup>th</sup> February 2011 @ 3pm**

At

Duchess Suite

Imperial Hotel, South Mall, Cork

**Superb portfolio of Residential Apartments in Cork City  
Selection of 2 bedroom apartments located in popular  
location in Cork City:**

**3 X Two Bedroom Apartments at Knapps Square,  
Lower John Redmond Street, Cork**

**1 X Two Bedroom Apartment at Jacobs Island,  
Mahon, Cork**

Exceptional Rental income of €38,100 equivalent to 7.6% yield on  
Reserve price !!

Please note this is not a forced sale, Owner is restructuring his Asset Portfolio

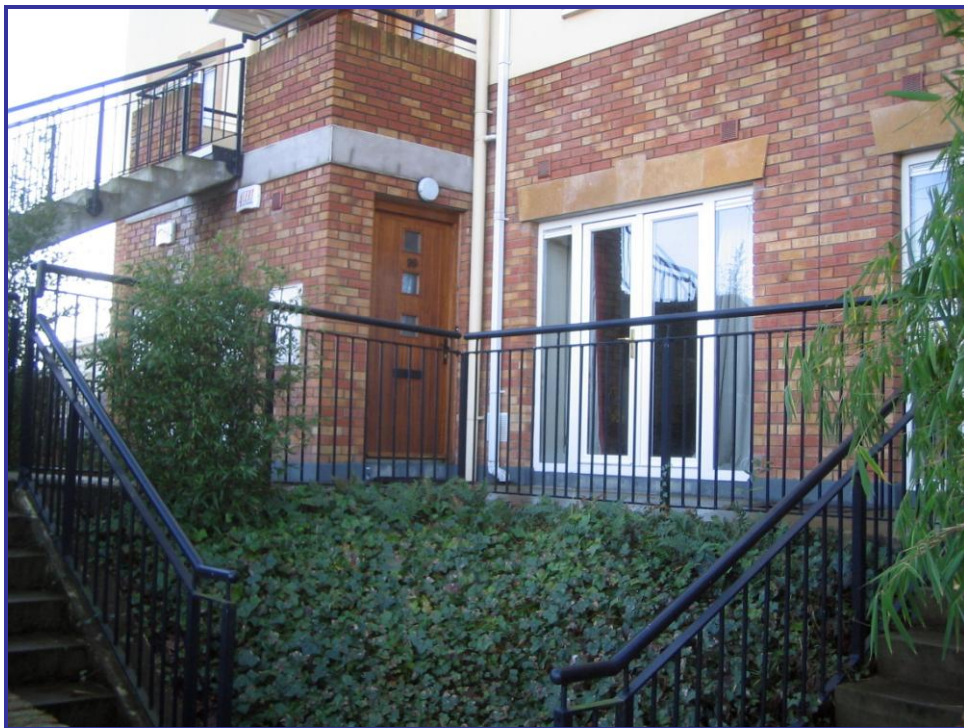
**Please contact Denis A. Barrett Auctioneers 81 South Mall, Cork  
TEL 021-4278455 WEB: [www.denisbarrett.com](http://www.denisbarrett.com) EMAIL: [info@denisbarrett.com](mailto:info@denisbarrett.com)  
for further information & viewings**



**FOR SALE**

by Public Auction

**Two Bedroom Apartment  
No 99  
Jacobs Island  
Mahon  
Cork**



**A chance to acquire this good sized two bedroomed apartment, which takes apartment living to a new level. These large apartment homes are set in landscaped gardens enjoying sea views and leisure facilities. Mahon Point and the Tunnel in the immediate vicinity. Excellent Rental income €9,000 P/A.**

**Adjacent to Cork New Private Hospital.**

These particulars are issued by Denis A. Barrett Auctioneers & Property Consultants on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars, but the firm do not hold themselves responsible for any inaccuracy in the Particulars and Terms of the Property referred to or for any expense that may be incurred in visiting same should it prove unsuitable, or to have let, sold or withdrawn.



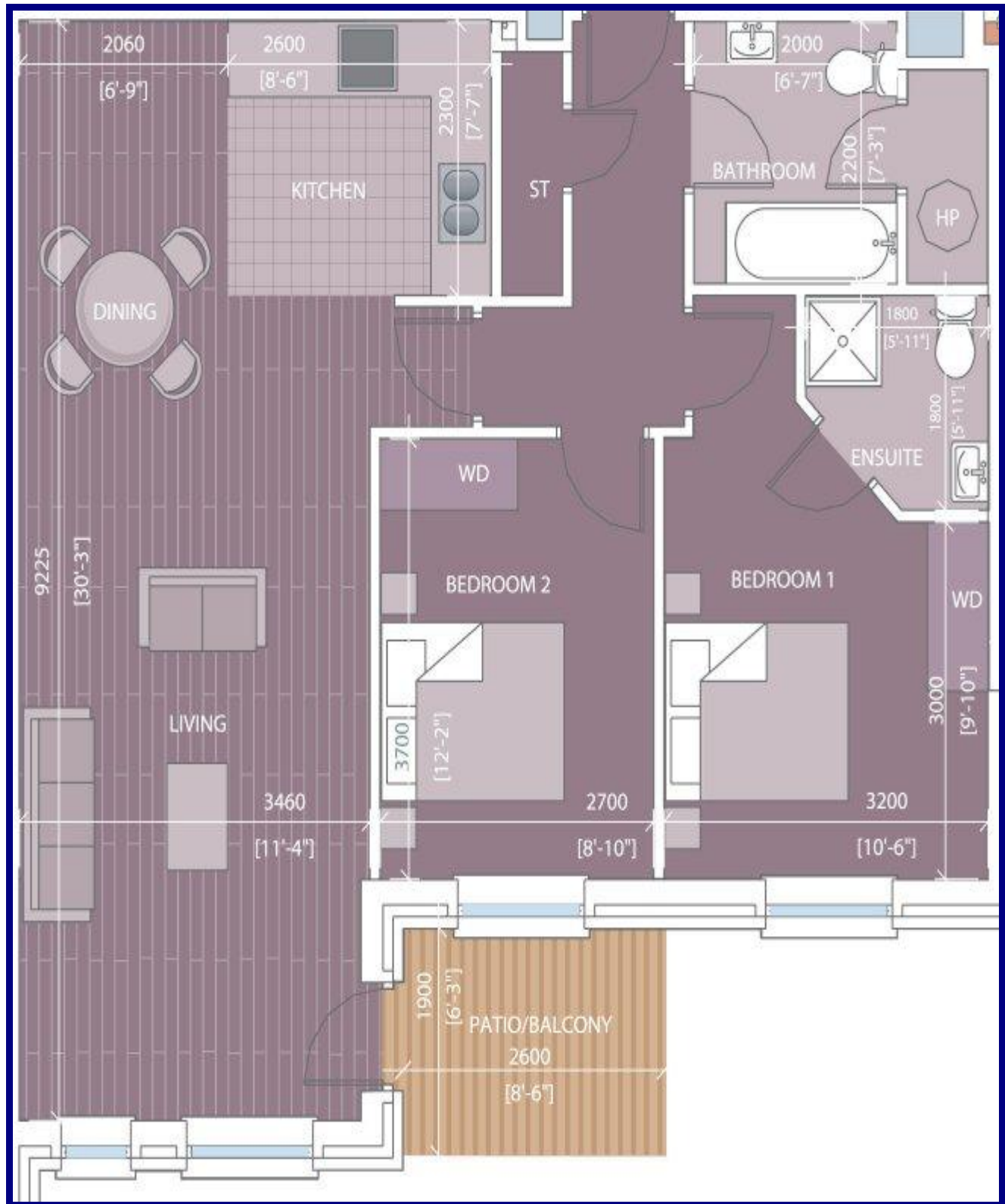
## No. 99, Jacobs Island, Mahon, Cork Contd.:

### FEATURES:

- ❖ Top quality electrical installation
- ❖ Feature entrance to fully landscaped development
- ❖ P.V.C. double glazed windows
- ❖ High quality timber hall door
- ❖ P.V.C. fascia and soffit
- ❖ State of the art gas central heating system
- ❖ Fully thermostatically controlled
- ❖ Economical and environmentally friendly
- ❖ Smoke detectors



**No. 99, Jacobs Island, Mahon, Cork Contd.:**



## **No.99, Jacobs Island, Mahon, Cork Contd.:**

### **Specifications:**

#### ***Lifestyle:***

- ❖ Waterfront location with high quality hard and soft landscaping
- ❖ Estuary Walk
- ❖ Balcony or terrace to all apartments
- ❖ Hardwood veneered doors with stainless steel finish
- ❖ Gas fired central heating-thermostatically controlled

#### ***Living Room:***

- ❖ Recessed ceiling downlighters on dimmers
- ❖ Wiring for satellite or terrestrial T.V.
- ❖ Moulded skirting and architraves
- ❖ Brushed chrome electrical switches/sockets
- ❖ Solid wooden floor

#### ***Bedrooms:***

- ❖ Fitted wardrobes
- ❖ Master bedroom ensuite which is tiled
- ❖ T.V. point in bedrooms

#### ***Bathroom & Ensuite:***

- ❖ High quality contemporary style sanitary ware to all bathrooms
- ❖ Striplight/shaver socket standard
- ❖ Chrome finish taps
- ❖ Heated towel rail
- ❖ Chrome finish thermostatically controlled showers

#### ***Kitchen:***

- ❖ Luxury fitted kitchens, fitted with dishwasher, washer/dryer and integrated cooker hood
- ❖ Stainless steel sink and drainer unit



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**No. 99, Jacobs Island, Mahon, Cork Contd.:**



**Directions:**

From Cork City Centre take South Link road east, following signs for Jack Lynch Tunnel. Continue straight on to the Blackrock/Mahon interchange see sign for Mahon Point Shopping Centre.

**Viewing Strictly by Appointment Only**



**“The Property Auction Experts”**



## **FOR SALE**

By Public Auction

### **No. 3: 2 Bedroom Apartments, Knapp's Square, John Redmond Street, Cork**



**These three superb 2 bedroomed apartments are situated on an elevated site on the banks of the River Lee. Ideally located within easy walking distance of Cork city centre, U.C.C. and the Mercy Hospital. The apartments are in an excellent decorative condition, are currently rented and come fully furnished.**

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## Knapps Square, John Redmond St, Cork

### ***Entrance Hall:***

Tiled floor, intercom,  
central light, coat press,  
hotpress/storage and  
radiator.

### ***Kitchen:***

Tiled floor, floor & eye  
level kitchen units,  
Central light, 2 power pts,  
fridge/freezer, hob/oven,  
extractor fan, wash/dryer.

### ***Living/Dining:***

Wooden laminate flooring,  
TV. point, phone point,  
2 power points, radiator,  
central light, glass  
doors leading to balcony.

### ***Bathroom:***

Tiled floor, extractor fan,  
shower, central light,  
2 piece bathroom  
suite.

## Knapps Square, John Redmond St, Cork Contd.:

### *Bedroom 1:*

Carpet, central light,  
2 power points, internet  
point, built-in wardrobe

### *Bedroom 2:*

Carpet, central light,  
2 power points, built-in  
wardrobe.



## Knapps Square, John Redmond St, Cork Contd.:

### Features:

- ❖ Superbly located just minutes from the city centre
- ❖ Double glazed windows
- ❖ Magnificent views over the city skyline from the balcony
- ❖ Solid Fire Doors Throughout
- ❖ Excellent rental income
- ❖ Low maintenance apartment
- ❖ Exceptional rental income - €29,100 P/A

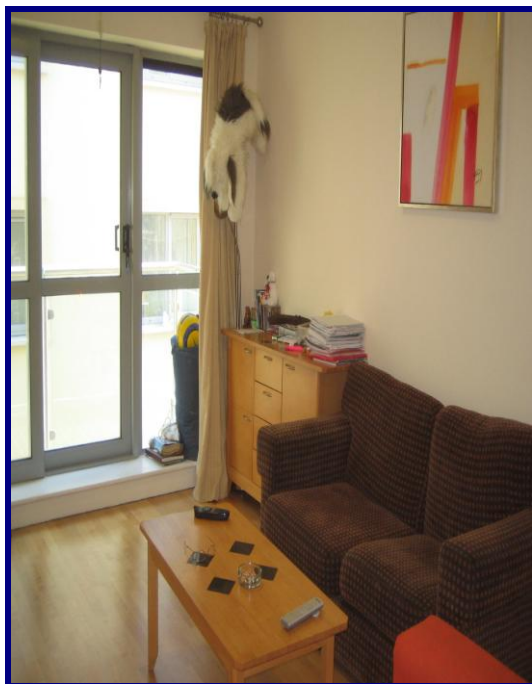
### Directions:

From the city centre, go over the Christy Ring Bridge, take a left at the traffic lights; Veer right for about 100 yards. The development is on the right hand side, before the Shandon Court Hotel

**Please Note: The photos are an indication of some aspects of the apartments only**



**Knapps Square, John Redmond St, Cork:**



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