

FOR SALE

AMV: €135,000

File No. d551.CWM



Apt. 54 Melrose Court, Upper George's Street, Wexford

- Outstanding Wexford town centre location, steps away from the Main Street.
- Superbly presented 2-bedroom apartment, extending to c. 55 sq.m. / 592 sq.ft.
- Ground floor with own door access & one communal parking spaces.
- Popular gated development and well managed.
- Strong rental demand in the area.
- Acc. briefly comprises: entrance hallway, open plan living/ kitchen/dining room, two bedrooms and bathroom.
- Viewing is strictly by prior appointment with the sole selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Apt. 54 Melrose Court, Upper George's Street, Wexford

Kehoe & Assoc. are proud to present this 2-bedroom, ground floor apartment within steps of Wexford's Main Street. No. 54 Melrose Court is presented to the market in superb condition, situated in one of the most sought-after rental locations in Wexford town. This gated development is well-managed and the apartment offers two communal parking spots. The location on Upper George's Street benefits from every imaginable amenity being available on your doorstep. Investors and owner occupier attraction here, know it is exceedingly difficult to get properties as central and well located as this. Rental values are circa €900 per month.

The property underwent a total renovation in 2016 to include rewiring, replumbing, new windows, new flooring, internal doors, new bathroom and kitchen.

There is one allocated car parking spaces, which is a rare and valuable commodity in Wexford Town Centre. This is an ideal property for a first-time buyer, an investor or those seeking to trade-down from larger homes. The combination of position, location and internal living space and south facing patio will be very difficult to beat. We highly recommend early viewing.

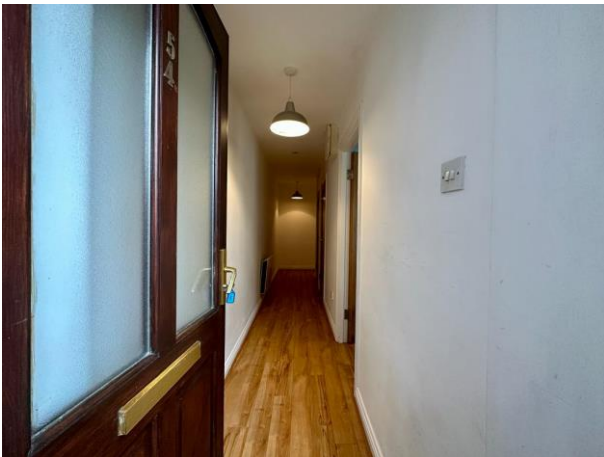
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ACCOMMODATION

Hallway	6.25m x 1.01m	Timber laminate flooring, storage closet, hotpress with ample storage space with pressure pump for bathroom.
Open Plan Kitchen/ Living/Dining Area	6.03m (max) x 4.85m (max)	Living Area: Timber laminate flooring, feature electric fireplace with timber surround, t.v. & electrical points and Siro Broadband point. Kitchen: tiled flooring, floor & eye level cabinets, newly installed Zanussi electric oven & 4-ring hob and extractor fan overhead. Ample counter space with single drainer stainless steel sink and tiled splashback, surround. Undercounter Whirlpool washing machine and free-standing fridge/freezer.
Master Bedroom	3.84m x 2.98m	Timber laminate flooring.
Bedroom 2	2.90m x 2.74m	Timber laminate flooring, window overlooking rear patio sun trap
Bathroom	2.07m x 1.70m	Tiled flooring, enclosed tiled shower stall with electric shower, w.h.b. with mirror, w.c. and wall mounted storage.

Total Floor Area: c. 55 sq.m. / c. 592 sq.ft.





Features

- Steps from Wexford's Main St.
- Ground floor with own door access.
- 2-bedroom, 1 bathroom
- Extending to c. 55 sq.m.
- Complete refurb in 2016

Outside

- Own door access
- Private aspect
- One communal parking space
- Gated development

Services

- Mains Water
- Mains Electricity
- Electrical heating
- Broadband

Please Note:

Service Charge fees are circa €930 per year
 Rental Income: c. €900 per month
 Furniture and appliances included

Directions: Eircode: Y35 Y892

Building Energy Rating (BER): C1 BER No. 104442231
Energy Performance Indicator: 163.89 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141