

# Russell Estate Agents Limited

- Auctioneers
- Valuers
- Estate Agents
- Lettings
- Management

**FOR SALE BY PRIVATE TREATY**

## 52 Mill House

Mill Race, Midleton, Co. Cork.



Set in the Mill Race development, No. 52 Mill House is an exceptionally well presented two bedroom apartment. The property is in excellent condition throughout having had an extensive refit in December 2016. The apartment is well laid out with an open plan kitchen / dining / living room, two bedrooms and a bathroom. It is located in the well maintained Mill Race complex and is accessed via electronically controlled gates. There is ample parking on site and the complex is beautifully landscaped throughout. It is located just a short walk from the town centre, market green shopping and retail plaza and the railway station. Due to its size and location this property would make an ideal starter / investment home. Viewing comes highly recommended.

### Property Features

- Two bedroom upper floor apartment.
- Extensive refit in December 2016
- Located just a walk from the town centre.
- Close to Market Green Shopping Centre and Railway Station.
- Ideal starter / investment property.
- Located in a well maintained development.
- Viewing comes highly recommended.



**Cert No.:** Awaiting Details

**Rating:** Awaiting Details

**A.M.V.**

**€140,000**

Office: 8 Mill Road, Midleton, Co Cork.  
PSRA Licence No.: 003399

T: 021—4634133  
F: 021—4634268

[www.russellproperty.ie](http://www.russellproperty.ie)  
Company Registration No.: 550262

Email: [info@russellproperty.ie](mailto:info@russellproperty.ie)  
Directors: Michael Russell, Shane Russell.

IPAV Member Firm



## Floor Area:

Apartment Floor Area      640 sq. ft.

## Accommodation

### Entrance Hall

Wooden flooring, access to storage cupboard and hot-press.

### Kitchen / Dining / Living Room 6.76m x 4.57 m

Open plan room with stylish fitted kitchen , wooden flooring, TV Point, Phone Point.

### Bedroom 1 - 3.74 m x 2.70 m

Wooden flooring, built in wardrobes.

### Bedroom 2 - 3.74 m x 2.68 m

Wooden flooring, built in wardrobes.

### Bathroom - 1.50 m x 1.96 m

W.C., W.H.B., Bath, Shower mounted over bath, floor and wall tiling.



## Outside

The property is set in the Mill Race development. The external common areas are exceptionally well maintained and the Owenacurra River runs through the centre of the development. There is a well balanced mix of lawn, shrubbery and trees as well as ample car parking spaces. The complex is accessed via electronic gates ensuring great security on site.



## Location

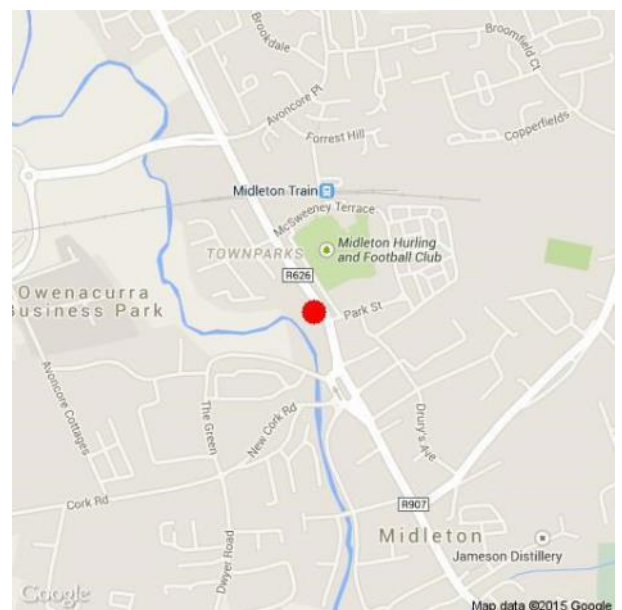
The property is located at Mill Road Middleton. The Mill Road area features a mixture of residential and commercial properties. It is a short walk from the railway station and the main town centre. Middleton town is just a short stroll away with its wide array of amenities and facilities. Middleton is regarded as one of Ireland's fastest growing towns. From its top quality restaurants to its shops, fashion boutiques as well as the Market Green Shopping Centre and Plaza the town boasts all the facilities any modern town should have.

## Services

Water -	Mains
Drainage -	Mains
Heating -	Electric
Broadband / Phone -	Available
Television -	Available

## Directions

From Middleton town travel up the Mill Road. Pass Super Value on your right hand side and the Mill Race development will be ahead on your left hand side. Once you enter the development keep to the left and continue ahead and Mill House will be in front of you.



## Viewing Arrangements

All viewings of this property must be arranged through the selling agents Russell Estate Agents Limited. Our office hours are Monday to Friday 9am to 5pm. We can arrange evening and weekend viewings by prior appointment.

## Sales Agent

**Shane Russell M.I.P.A.V. M.C.E.I. C.V. T.R.V.**  
**PSRA Licence No. 003399—005763**  
**Office: 021 - 4634133**  
**Mobile: 086 3280300**  
**Email: shane@russellproperty.ie**

Russell Estate Agents for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in employment of Russell Estate Agents Limited has any authority to make or give representation or warranty in relation to this property. (iv) Prices are quoted exclusive of vat (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. All maps are reproduced by Permission of the Ordnance Survey, License No. AU0066915 © Ordnance Survey Ireland / Government of Ireland.