

Allocated  
Parking Space



For Sale

1 bedroom Apartment  
No.3 Foundry Court, 46/48 Dobbin St, Armagh, BT61 7QN

Riddell  
McKibbin



# 1 bedroom Apartment with allocated car parking space

## No.3 Foundry Court, 46/48 Dobbin St, Armagh, BT61 7QN

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### SUMMARY

- A spacious 1 bedroom first floor apartment
- Allocated parking space
- Situated in Armagh City Centre
- Suitable for investors / owner occupiers
- Guide Price £90,000

### LOCATION & DESCRIPTION

The subject property is situated within the Foundry Court development just off Dobbin Street in Armagh City Centre. There are a range of amenities close by such as shops, schools, churches and leisure facilities.

This first floor loft style city centre apartment benefits from electric underfloor heating and boasts an open plan kitchen / dining/ living area, one double bedroom and a bathroom. The property also offers parking to the rear which is accessed via security gates.

### ACCOMMODATION

All areas are approximate.

Description	Measurement (At Widest Point)
Kitchen / Dining / Living Area	6.40m x 4.11m
Bedroom 1 (rear)	3.33m x 2.85m
Airing Cupboard	-
Bathroom	-

### EPC

C72 - A copy of the EPC is available upon request.

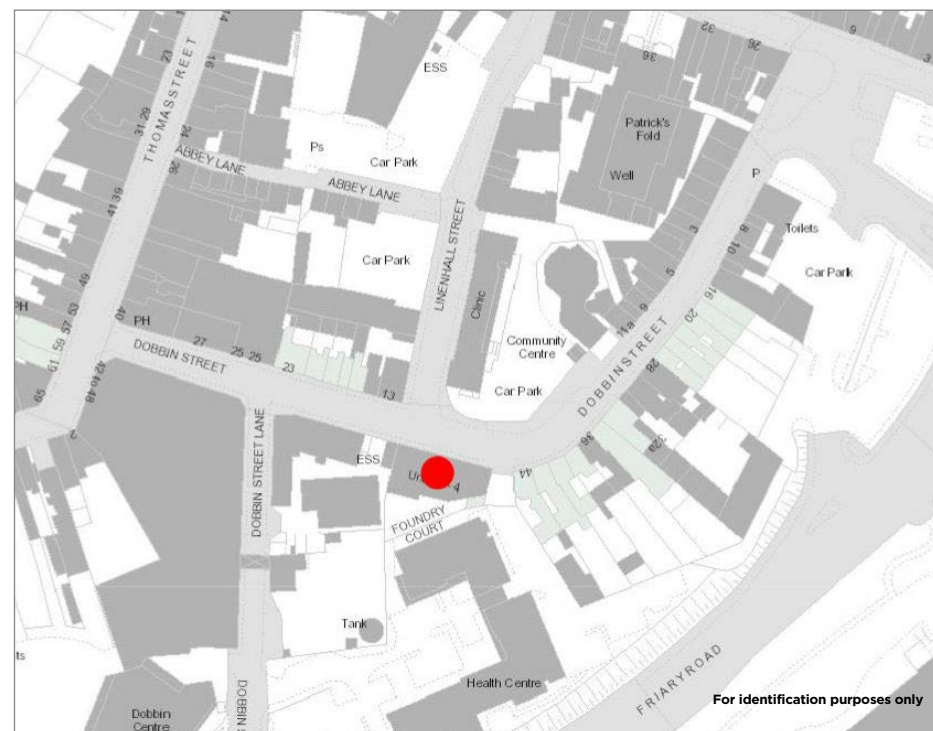
### SALE DETAILS

**Guide Price:** £90,000

**Title:** Assumed Freehold / Long-Leasehold

**Estimated Rates Payable 20/21:** £720 p.a

**Annual Service Charge: 20/21:** £650 p.a



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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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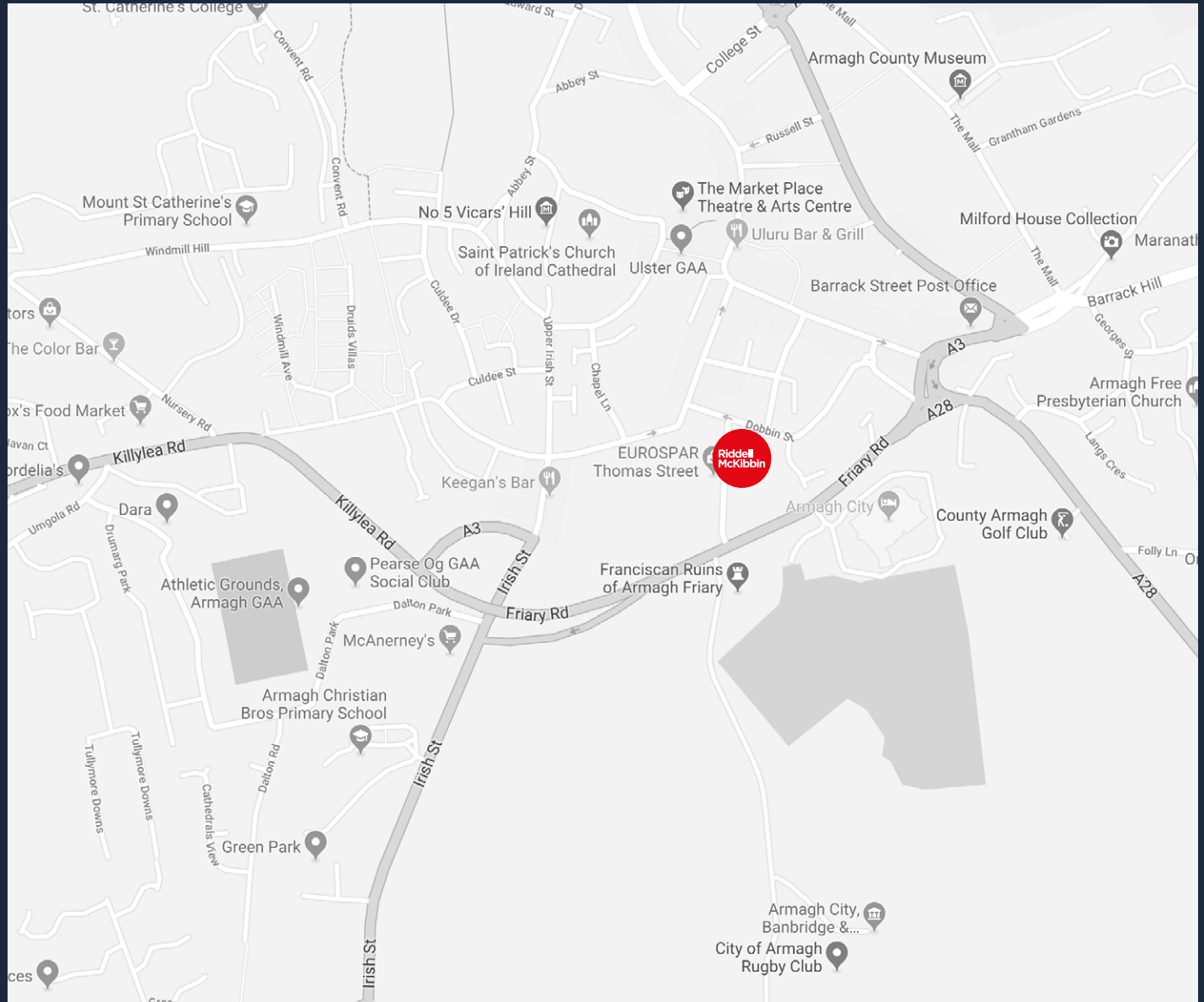
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