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## **Apt 1 The Arches, Ballina**

**Starting Bid: €99,000.00**



For sale by Billy Heffron Business Services via the iamsold 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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

No.1 The Arches is a lovely 2-bedroom ground floor apartment situated in the most stunning location, overlooking the world famous River Moy.

It is only a few steps away from the centre of town with all its shops, restaurants, pubs and cafes. As it is positioned on the Sligo road, there is the added advantage of being only a 20 minute drive to Enniscrone, with its 5km sandy beach and the prestigious links golf course.

Accommodation comprises of entrance porch, good size bright sitting room/ dining area with open fire, a separate functional galley kitchen, bathroom ( with shower over the bath), & 2 double bedrooms.

The property also benefits from a private, enclosed rear patio which is accessed from the side of the building.

No. 1 The Arches would be an ideal permanent home/ downsize option. It could also be an easy maintenance, cosy holiday retreat or an investment option.

BER C3 / BER No. 100412659

Floor Area 53.75 (m2)

Virtual Tour (copy and paste the following link)

<https://my.matterport.com/show/?m=s7nwPPWdzkH>

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/d9be3b5fa7724ac5842d98b05fdbf9db/auction-pack>

TO VIEW OR MAKE A BID Contact Billy Heffron Business Services or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## 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. iamsold 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.