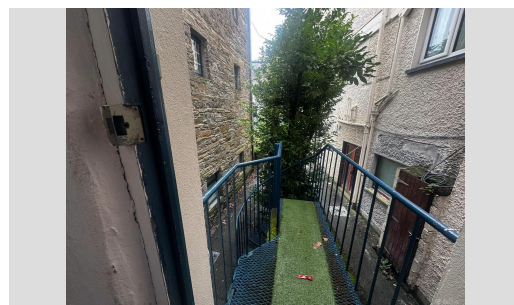


Olivia Needham Property
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Westport
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Old Mill Apartment, Westport

Starting Bid: €250,000.00



For sale by Olivia Needham Property via the [iamsold](https://www.iam-sold.ie) 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://www.iam-sold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Apartment 11, The Old Mill, James Street is a distinctive two-bedroom, first-floor, loft-style apartment featuring a number of unique and quirky design elements. Access to the apartment is via a private entrance and an internal spiral staircase, which contributes to its character and individuality.

Accommodation / Internal Description

Internally, the property was formerly used as an office unit and now offers generous, predominantly open-plan accommodation. The layout provides flexible living space and retains a loft-style feel throughout. Access is via the property's own door and a spiral staircase leading to the main living accommodation.

Location

The apartment is superbly located in the heart of Westport town, enjoying a first-floor position with its own door. While there is no designated parking allocated to the property,

residents may contact the local authority regarding the availability of residents' parking permits. Owing to its central location within a popular apartment development, the property is within easy walking distance of all town-centre amenities, including bars, restaurants, shops, churches, and public services.

Mains water

Mains sewerage

Dual heating systems comprising oil-fired central heating and electric heating

BER D1 / BER No. 119048791

Floor Area 79.92 m2

TO VIEW OR MAKE A BID Contact Olivia Needham Property or [iamsold](http://iamsold.ie), 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.