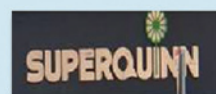# Prime Residential Investment Opportunity

'Sycamore Court',
75 Rathgar Road, Rathgar, Dublin 6

'Rare opportunity to acquire a modern uninterrupted residential investment in Dublin 6.'

SUMMARY

- PRIME RESIDENTIAL INVESTMENT
- LOCATED IN AN AFFULENT SOUTHSIDE SUBURB
- FIVE STOREY APARTMENT BLOCK
- 16 X 2 BEDROOMED APARTMENTS; 2 X 2 BEDROOMED PENTHOUSES
- 23 CAR PARKING SPACES
- UNRIVALLED RENTAL LOCATION
- 100% CONTROL OF THE BLOCK AND SITE

LOCATION

Sycamore Court is located on the western side of the Rathgar Road, which connects the villages of Rathmines and Rathgar, approximately 3km from the city centre.

The property allows for easy access to and from the city centre with a variety of Dublin bus routes serving the Rathgar Road.

The villages of Rathmines and Rathgar village provide a wide array of shops, boutiques, bars, restaurants, schools and leisure facilities with a swimming pool, library and cinema in Rathmines. The property is well served by public transport with numerous bus routes serving the Rathgar Road to the City Centre and southside suburbs.

DESCRIPTION

Sycamore Court is a five storey, residential development comprising 16 x 2 apartments and 2 x penthouses. The apartments provide; two double bedrooms, kitchen cum living room, bathroom, hot press/store room. All units are furnished and the apartments extend to approximately 55 sq.m. The penthouses are larger and have the benefit of an ensuite.

The common areas, internally and externally, are well maintained.
There is a landlord storage room to the rear of the block.

The property is accessed via electronic gates (vehicular) with keypad access to both the main gate and pedestrian gate. The apartment block is accessed by a secure keypad system.
There is an 8 person Schindler lift in the building serving all floors.
The property was completely renovated in c. 2001.

ACCOMMODATION

The apartment block comprises:-

GROUND FLOOR	4 x 2 bedroom apartments
HALL LEVEL	4 x 2 bedroom apartments
FIRST FLOOR	4 x 2 bedroom apartments
SECOND FLOOR	4 x 2 bedroom apartments
PENTHOUSE FLOOR	2 x 2 bedroom penthouse apartments
TOTAL	18 Units over 5 levels.

PARKING

18 assigned car spaces and 5 visitor car spaces.

SITE AREA

The site area is approx. .4 acre

RENT

The entire block (save for one unit, recently vacated) is fully let. Rents vary from €900 to €1,110 per month for the two bedroom apartments and €1,300 and €1,400 per month for the two penthouses. The block is currently producing an annual rent roll of €202,200.
Once the vacant unit (No.3 on the Ground floor) is let, the gross income will be approx. €215,000 per annum.

Copy leases and full tenancy schedule are available upon request.
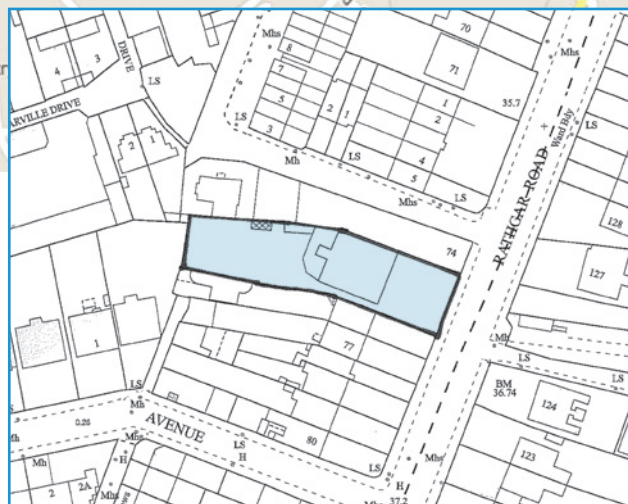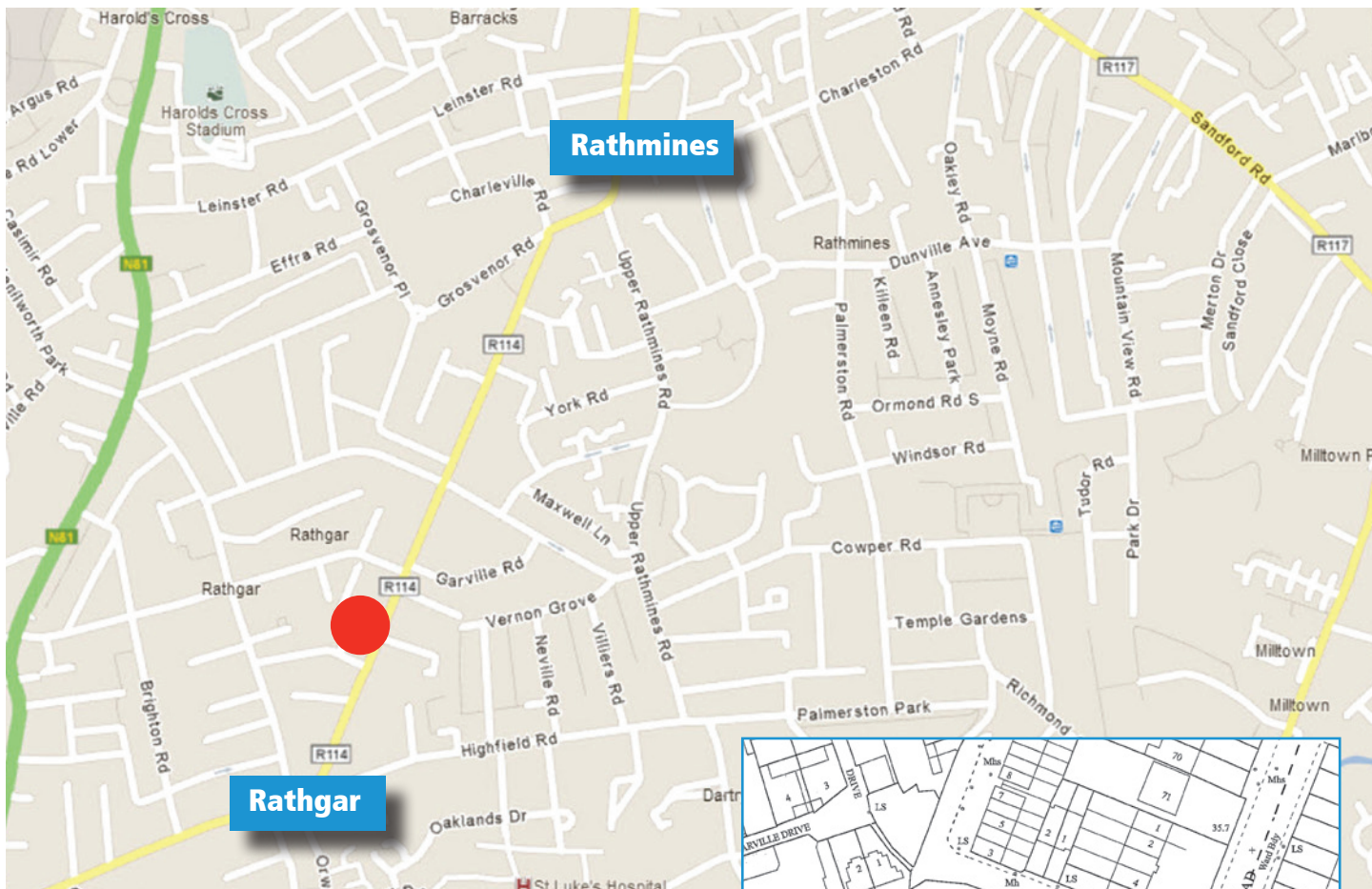
VIEWING
Highly recommended and by appointment only with the sole selling agents.

PRICE
On application.

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