

**PROPERTY
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**de Courcy
O'Dwyer**

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**APARTMENT 1, STUDENT VILLAGE,
GROVE ISLAND, CORBALLY
LIMERICK.**

We are delighted to offer for sale this spacious well presented four bedroom ground floor apartment, comprising of C. 92.5 sq. mtrs. which is conveniently located to the right of the main entrance to the complex.

The subject property forms part of a student village development comprising of approx. 300 beds with the ancilliary accommodation in a courtyard setting. The subject student village forms part of the overall Grove Island Development which includes additional residential units, office space, retail space, leisure centre with multi-storey carpark etc.

The letting of the subject unit operates on a pooled rent system whereby we have been advised based on the current occupancy levels the management company makes quarterly nett payments to the Landlord of €1,800 or annual payment of €7,200.

Price

Region €90,000

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Email decourcyodwyer@propertypartners.ie

LOCATION

The subject property is located within the student accommodation village of Grove Island, Corbally located only 10 mins walk from the city centre. There is an excellent road infrastructure close by while the surrounding area is a popular residential and commercial neighbourhood.

DESCRIPTION

The subject property comprises of a 4 bedroomed, all ensuite, ground floor own door apartment unit located within a modern 4 storey timber framed development in a courtyard setting.

Grove Island is a purpose built student village. It houses 300 students in 4 & 5 bedroom apartments. All bedrooms are ensuite and are complete with large study desk and adequate wardrobe space.

The village includes a shopping centre with supermarket, retail outlets and the leisure centre. The village offers ample secure car parking, however please note parking is not included in the sale of the subject property.

ACCOMMODATION

The subject property comprises of a kitchen / dining room / living room with 4 ensuite bedrooms.

SECTION 50 ALLOWANCES

We have been advised that the section 50 allowances have expired and therefore the unit will not be sold with the benefit of same.

POOLED RENT SYSTEM

We have been advised by the block management company that the subject property is currently let at a rate of €80.00 per room per week for the academic year.

We understand that the nett rent received by the landlord is currently €1,800 per quarter or €7,200 per annum based on the current occupancy rates. (Please note these figures are subject to change depending on demand and the rates of occupancy).

Management Company Details

* Management Company - Grove Island Management Company, Tel (061) 349083 / Email: info@groveisland.com and Website: www.groveisland.com

Special Features

- * Own door ground floor unit
- * 4 bedrooms all ensuite
- * Good condition
- * Pooled rent system

Parking

- * We have been advised there is no parking available with the subject property.

BER Rating: E1



Viewing strictly by appointment

PRSA Licence No: 002371

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