



Apartments at Louisa Park, Leixlip, Co. Kildare.

Residential Investment Opportunity

ASKING PRICE €750,000

FOR SALE

BY PRIVATE TREATY (TENANTS NOT AFFECTED)



BER C3-E1

INVESTMENT SUMMARY

- Investment Opportunity – Potential Annual rent roll of approx. €60,000.
- 5 no. 1 & 2 bedroom own door apartments and duplex's.
- Located within walking distance of Leixlip Village and Intel Campus.
- Louisa Bridge train station located adjacent the development.
- Local major companies to include Intel, Hewlett Packard & NUI Maynooth.
- Good access to M4/M50 road network

LOCATION

Leixlip is located in north-east Kildare which benefits from access to the N4 making it an attractive commuter town. Transport to and from the town is extensive with Dublin Bus, Bus Eireann, Nitelink, Airport Hopper bus and Irish Rail connecting it nationwide and to inner city Dublin which is approx. a 30 minute drive. A host of amenities are available in Leixlip and Lucan the neighbouring including sports and recreational facilities including Leixlip amenities and numerous golf clubs, and shopping centres such as Liffey Valley Shopping Centre. The immediate area also has a selection of bars and restaurants and local shops.

DESCRIPTION

Louisa Park will appeal to investors due to the proximity to local services and employment centres.

The 3 No. one bedroom apartments and 2 no. two bedroom duplex's are situated in the popular Louisa Park development in Leixlip which is within walking distance of Leixlip Village and the Intel Campus which is home to approx.. 4,500 employees. Louisa Bridge train station is located adjacent to Louisa Park with over 20 direct trains to Dublin City Centre daily.

This is a rare opportunity to purchase a secure low maintenance investment in a fantastic location.

One Bedroom Apartment - accommodation comprises open plan area incorporating living, dining and kitchen area. There is one double bedroom with built in wardrobes and a fully tiled main bathroom.

Two Bedroom Duplex - accommodation comprises kitchen and separate living room with balcony at 1st floor level. At second floor level there are two double bedrooms with built in wardrobes (master en suite bathroom) and main bathroom.



ACCOMMODATION & TENANCY SCHEDULE

Address	Unit Type	Area (Sq M)	Area (Sq Ft)	Passing Rent (pa)
Apt 137 Louisa Park	1 bed Ground Floor Apartment	42	450	€10,500
Apt 138 Louisa Park	1 bed Ground Floor Apartment	42	450	€9,600
Apt 139 Louisa Park	1 bed Ground Floor Apartment	42	450	Vacant (€10,500)**
Apt 143 Louisa Park	2 Bed Duplex	83	900	€15,000
Apt 145 Louisa Park	2 Bed Duplex	83	900	€15,000
Total				€60,600

**Estimated Rental Value per annum



CONTACT OUR TEAM

VIEWING BY APPOINTMENT ONLY

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DIRECTIONS

From Dublin take the M4 to Leixlip West (junction 7). Crossover the interchange following the signs for Leixlip. Go straight through the first roundabout and take the second exit off the second roundabout. Proceed towards Leixlip and the development is positioned just after Louisa Bridge train station on the left hand side.

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