



**FOR SALE BY PRIVATE TREATY**

**Excellent Investment Opportunity**

**Rathmines Court,  
49 Rathmines Road,  
Dublin 6**



DOUGLAS NEWMAN GOOD  
**DNG**

**ADVISORY DIVISION**

**T: 01 4912600**





## DESCRIPTION

The property is a modern purpose built apartment block which comprises seven one bed apartments at Rathmines Court, 49 Rathmines Road Upper, Dublin 6. All units are currently tenanted and the property is being sold with the tenants in situ. The annual rental income from the property is €84,000 with an ERV of €92,000.

The property is ideally situated fronting directly onto the Upper Rathmines Road and thus benefits from excellent bus transport links as the QBC follows this route. Beechwood Luas stop is also within a 10 minute walk which provides ease of access to Dublin City Centre.

The area is very well served with an abundance of amenities in close proximity. Most notable are the Swan Shopping Centre in the centre of Rathmines which contains the Omniplex cinema, a McDonalds Restaurant and a Café Kylemore with the Swan Leisure Centre located across the road. There is also an array of shopping facilities locally such as Tesco, Dunnes Stores, Lidl and Aldi.

The area also benefits from a good mixture of local pubs and independent family restaurants in both Rathmines Village and the Village of Ranelagh which is only a 10 minute walk from the apartment block.

The property is of modern red brick construction c/w slate pitched roof. Access to the property is through a pedestrian entrance from Rathmines Road Upper. There is also vehicular access to the rear of the property, via Rathmines Avenue, with car parking for approximately 6-8 cars.

## SERVICES

We understand all main services are available to the property but would advise all interested parties to satisfy themselves as to the availability and adequacy of same.

## TITLE

We understand that the property is held freehold.

## BER DETAILS

BER E2-G BER numbers from selling agent

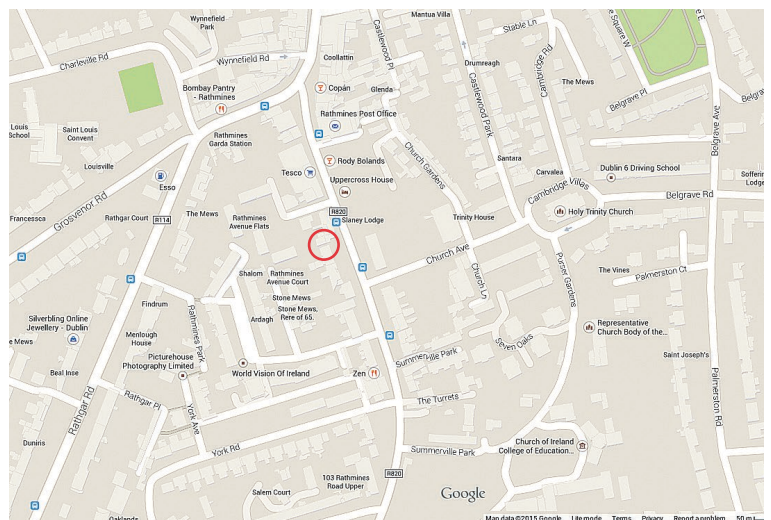
**ASKING PRICE** €1,500,000

## VIEWING STRICTLY BY PRIOR APPOINTMENT

Contact Mark Gallagher, markgallagher@dng.ie

**DNG Advisory Division 01 4912600**

PSL No. 002049



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