

# INVESTMENT OPPORTUNITY FOR SALE

## Aisling Court, Lehenaghmore, Doughcloyne, Cork



- High Quality Investment opportunity comprising 5 no. 3 & 4 Bed Semi-Detached houses in an estate of 10 units.
- Aishling Court is located within 5 km of Cork City Centre and less than 2 km from Wilton & the South Ring Road.
- Tenants are unaffected by the sale.
- Common areas within the estate have been taken in charge by Cork County Council.

Advised Market Value (AMV): €1,000,000  
**For Sale By Private Treaty**



Licence No: 001643

House No.	Type	Size sq.m.	Status	Rental PM	Lease Length
3	Two Storey 3 Bed Semi Detached	82.62	occupied	€ 850	12 mths from April 2011
4	Two Storey 3 Bed Semi Detached	82.62	occupied	€ 900	12 mths from Feb 2014
6	Three Storey 4 Bed Semi Detached	103.86	occupied	€ 950	12 mths from 19 <sup>th</sup> May 2014
7	Three Storey 4 Bed Semi Detached	103.86	occupied	€ 1,000	
8	Three Storey 4 Bed Semi Detached	103.86	occupied	€ 900	6 months from December 2014
				Monthly Total	€ 4,600
				Annual Total	€ 55,200



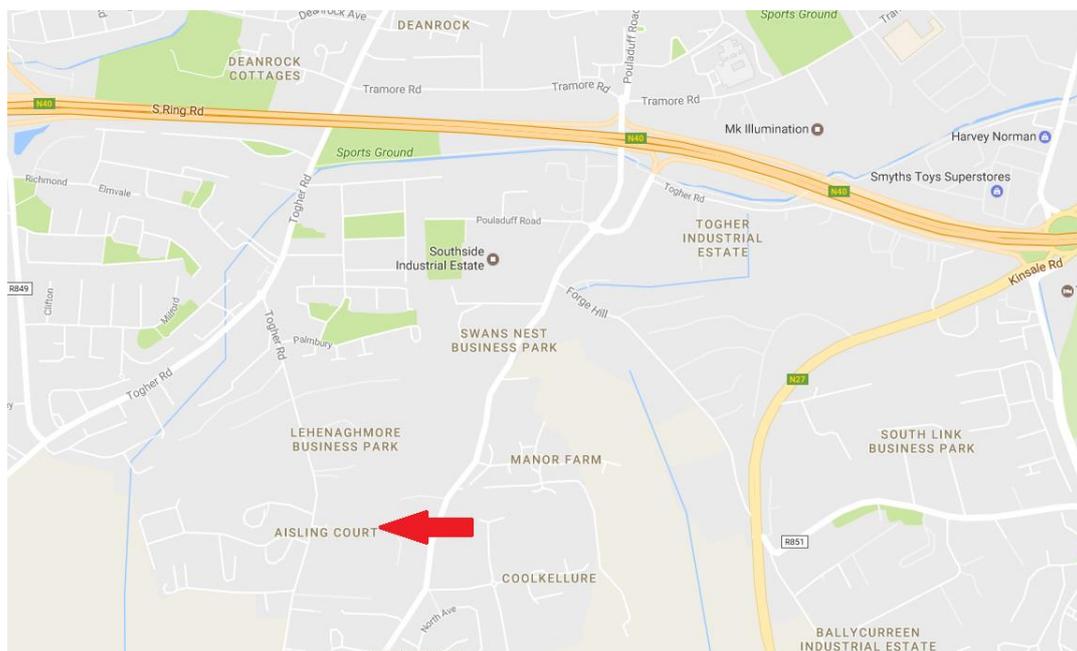
**Each Unit has a BER Rating of:**

BER: C2

BER Number: 107098683

Energy Performance Indicator:

178.5 kWh/m<sup>2</sup>/yr



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS**

**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

**CONDITIONS TO BE NOTED**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail

Licence No: 001643 Company Registration No. 273066  
Registered Office: Straboe Ltd, 43 Grand Parade, Cork.

