



## APARTMENT 16 COLLEGE COURT, 6-10 KEVIN STREET, DUBLIN 2

ONE-BEDROOM APARTMENT IN AN EXCELLENT LOCATION

BER C2

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### SPECIAL FEATURES

- One bed second floor apartment
- Approx. 38.5 sq m / 414 sq ft • Excellent investment opportunity and being sold with tenant in situ • Very strong rental income / high yield producing investment
- Convenient and sought-after location

Calling all investors! REA Grimes Clontarf are delighted to bring 16 College Court to the market. This is an excellent opportunity for a discerning purchaser to acquire a charming one-bedroom apartment in an excellent location. The property is being sold with a tenant in situ and currently generates a very strong rental income of €1,875 per calendar month.

Extending to approx. 38.5 sq m / 414 sq ft, accommodation comprises in brief an entrance hall, bright bedroom, kitchen, living / dining room, storage room / hot press and bathroom.

The location is second to none - built in approx. 1997, College Court Apartments are conveniently located on Kevin Street, adjacent to TUD Kevin Street (formerly DIT), and a stone's throw from St. Stephen's Green and Grafton Street. The area is well serviced by public transport and is walking distance to two Luas stops and numerous bus routes. In addition to this, the development is located close to an abundance of shops, cafes, and restaurants.

### ACCOMMODATION

**Entrance Hall:** with storage room / hot press  
**Kitchen:** complete with built-in units at eye and counter level, tiled splashback, and an integrated hob / oven

**Living/Dining Room:** bright room with ample space for living area and dining table

**Bedroom:** bright double bedroom with built-in wardrobes

**Bathroom:** with part tiled walls, bath with shower, wash hand basin and WC

### SERVICES:

- Electric heating
- Lift
- Communal garden

### MANAGEMENT COMPANY:

Smith Property Management

### MANAGEMENT FEE:

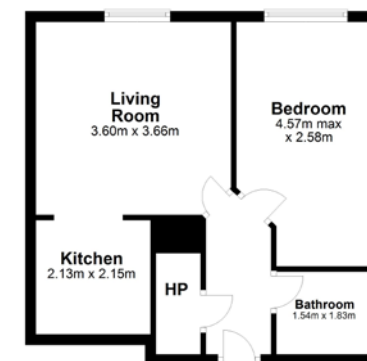
Approx €1,408.44 per annum (subject to change)

### BER DETAILS

BER: C2

BER No.: 113276265

Energy Performance Indicator: 197.22 kwh/m<sup>2</sup>/yr



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