

# INVESTMENT FOR SALE

4, Parkview, Wellington  
Road, Cork



- High Quality, pre '63 5 storey City Centre Investment property laid out in 5 apartments
- Currently producing c. €44,772 in gross rental income per annum
- The property occupies a prime location in Parkview with dual access from Wellington Road and Summerhill North
- Potential to convert to family home

**Advised Market Value (AMV): €450,000**

**For Sale  
By Private Treaty**

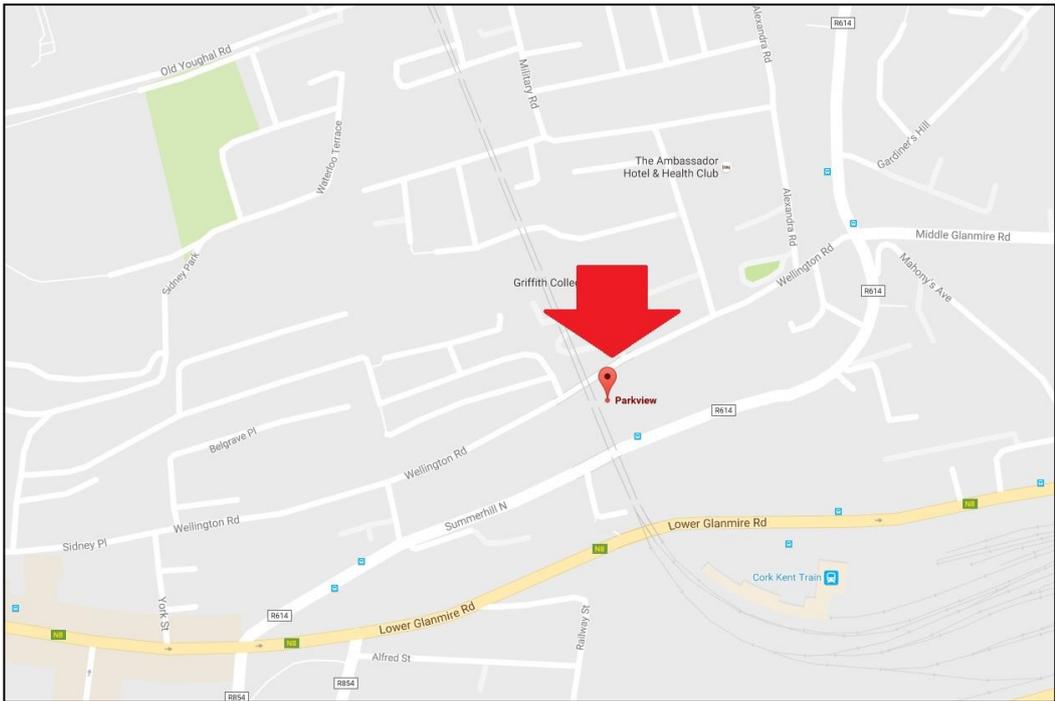


Licence No: 001643

Accommodation (approx. measurement on a GIA basis)

Floor	Apartment Type	Sq. ft	Sq.m	Occupied	Next Rent Review	Net Annual Rent
Garden Level	1 bedroom	428	39.76	yes	12 Dec 2018	€9620
Ground Floor	2 bedrooms	506	47	yes	31 <sup>st</sup> Oct 17	€8,528
1 <sup>st</sup> Floor	2 bedrooms	506	47	yes	31 <sup>st</sup> Oct 17	€8,528
2nd Floor	2 bedrooms	506	47	yes	4th Jan 18	€9,828
3rd Floor	1 bedroom	383	35.58	yes	5 <sup>th</sup> Nov 17	€6,396
<b>Total</b>						<b>€42,900</b>

- Description:**
- 5 storey pre '63 property laid out in 5 apartments
  - Front & Rear Gardens
  - Fire Alarm
  - Each apartment is individually metred
  - Fully tenanted
  - Mid Terrace
  - Electric storage Heating
  - PVC Double Glazed windows
  - Tenants pay for refuse separately



BER: To be advised  
 BER Number:  
 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