

# Property Sales

58 Ashdown Student Village,  
Ashbourne Avenue, South Circular  
Road, Limerick



Student  
Accommodation  
Investment Opportunity



Annual Net Return  
**Approx. €11,000 P.A**



## PMI

Property  
Management  
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**24 Ashdown Centre, Courtbrack Avenue, Limerick  
PSRA: 003061**

**Asking Price**  
**Offers in Excess of**  
**€165,000.00**



## LOCATION

Ashdown Student Village is superbly located off Ashbourne Avenue, adjacent to Mary Immaculate College, less than 500 m from the South Circular Road and 300 metres from the Dock Road. This convenient position is within 1.75 of Limerick City Centre. Located within the area are a number of shops, food outlets and services. Built in the early 2000's Ashdown Village comprises 60 recently refurbished apartments set within the vast landscaped grounds. Features within the village include a secure gated entry, CCTV and laundry room.

## DESCRIPTION

No 58 comprises a third floor two bedroom apartment located to the front of the commercial block overlooking the playing fields of Mary Immaculate College.

Extending to approximately 58.9 square metres accommodation includes entrance hall, two bedrooms, shower room together with a kitchen/dining/living room.

Finishes include tiled/carpeted flooring, fitted kitchen/ wardrobes and shelving, tiled bathrooms together with mainly plastered and painted walls.

## THE INVESTMENT

The properties in the village operate on a pooled rent system, where all maintenance running costs and expenses are deducted from the pooled scheme rent. Profits are divided equally among the pooled owners, with payments made three times over the year. The profit for the current academic year is approximately €11,000, which is subject to change.

## FEATURES

Fully managed hassle free investment with an annual net return of Approx. €9,000 to €11,000

Walking Distance of Mary Immaculate College

Fully booked for current academic year

**BER Details: BER Number: TBC**

**Energy Performance Indicator: kWh/m<sup>2</sup>/yr**

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