



FOR SALE BY PRIVATE TREATY

**APARTMENTS 204 & 234
BLOCK 2,
BROOKFIELD HALL,
CASTLETROY,
LIMERICK V94H5N3 & V94P8R9**

PRICE: €140,000 PER UNIT - In 1 or 2 LOTS

BER D1



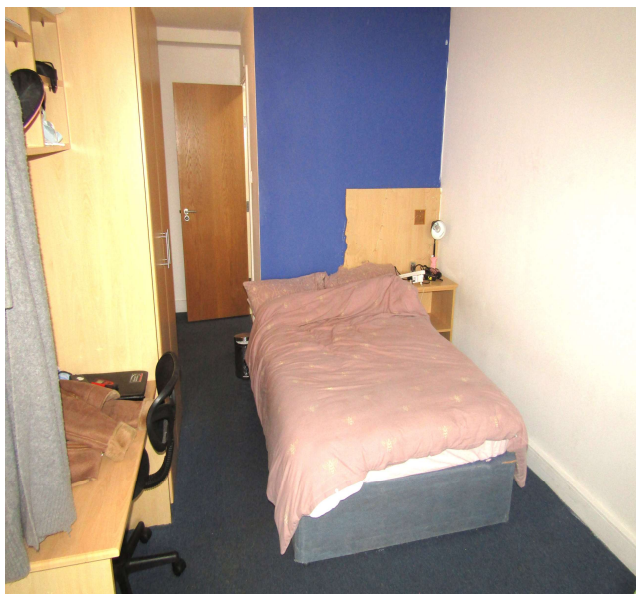
DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to introduce for sale these two apartments, one on the ground floor and one on the 3rd floor in Block 2 of this popular student village located within close proximity and easy access to University of Limerick.

The apartments are both spacious and modern and are ideal for either student use, professional let or indeed as private use.

Both apartments provide accommodation to comprise of entrance hallway, large open plan living room / kitchen / dining room, two bedrooms both ensuite.

Outside there are communal garden and parking areas.





SPECIAL FEATURES

Spacious two bed apartments available in one or two lots
 Ground floor / third floor
 Electric heating
 Double glazed windows
 Communal parking
 Suitable for rental purposes or indeed owner occupier

Currently on existing pooled rent. 2022 net rent per apartment of €4,800 increasing by 4% years 2023 and 2024

Management Fee €2,380 per annum per apartment applicable to those not using pooled rent system

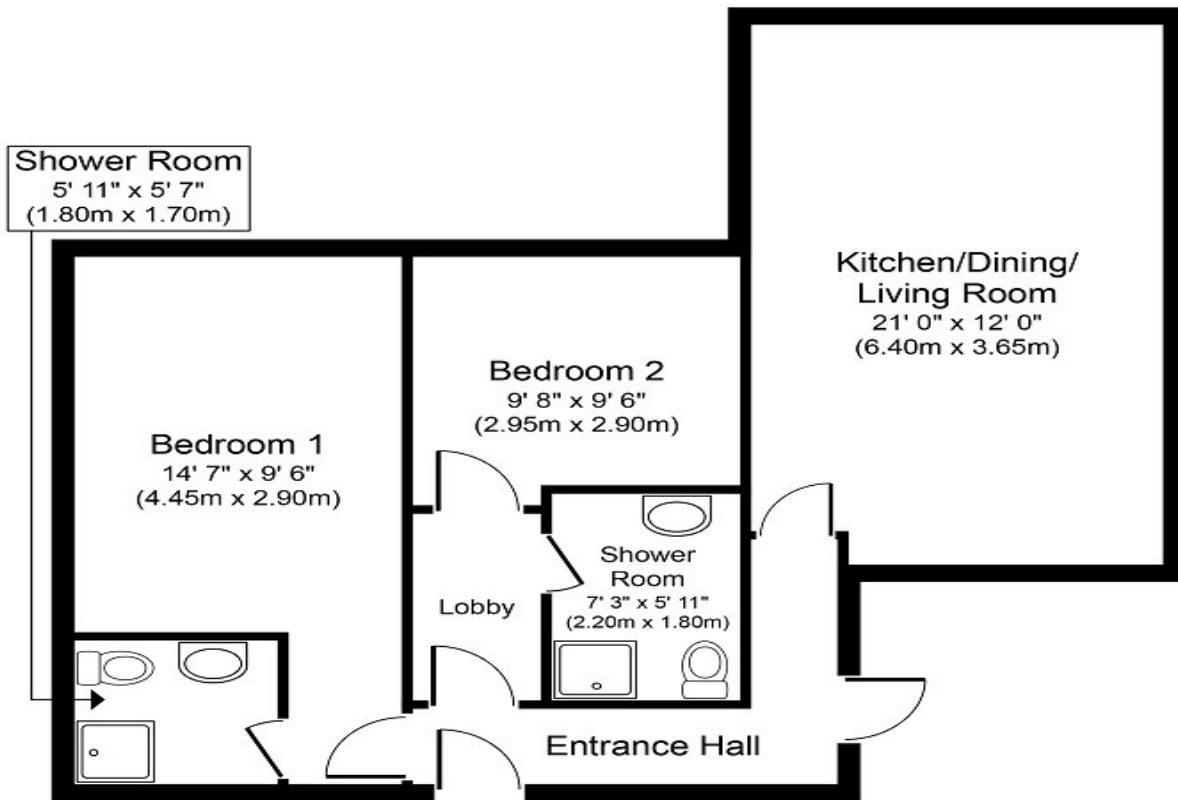
ACCOMMODATION

• Apartment 234

- Entrance Hall Timber floor. Intercom.
- Open plan Living Room / Kitchen / Dining Room Modern fitted walnut shaker style kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Whirlpool oven and four plate hob. Extractor fan. Tiled flooring in the kitchen area. Timber flooring in the living dining area.
- Bedroom 1 Fitted wardrobe. Work station. Overhead shelving. Internet connection point.
- Ensuite Fully tiled shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor.
- Bedroom 2 Fitted wardrobe. Work station. Overhead shelving. Internet connection point.
- Lobby
- Ensuite shower room Fully tiled shower cubicle with electric shower. W.C. Wash hand basin.

• Apartment 204

- Ground Floor Apartment
- Entrance Hall Timber floor. Intercom.
- Open plan Living Room / Kitchen / Dining Room Modern fitted walnut shaker style kitchen with ample array of eye and floor level units. Four cutlery drawers. Single drainer stainless steel sink unit with mixer tap. Whirlpool oven and four plate hob. Extractor fan. Tiled flooring in the kitchen area. Timber flooring in the living dining area.
- Bedroom 1 Fitted wardrobe. Work station. Overhead shelving. Internet connection point.
- Ensuite Fully tiled shower cubicle. W.C. Wash hand basin. Fully tiled walls and floor.
- Bedroom 2 Fitted wardrobe. Work station. Overhead shelving. Internet connection point.
- Ensuite Shower Room Fully tiled shower cubicle with electric shower. W.C. Wash hand basin.



Approximate Floor Area
676 sq.ft.
(62.8 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRICE

€140,000 per Unit

DIRECTIONS

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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**PROPERTY
 PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.