

**PROPERTY
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**de Courcy
O'Dwyer**

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**APARTMENT NO. 30 STUDENT VILLAGE,
GROVE ISLAND, CORBALLY
LIMERICK.**

We are delighted to offer for sale this spacious well presented five bedroom 1st floor apartment, comprising of C. 1,162 sq. ft. (based on floor plan provided by Builder) which is conveniently located in this modern complex of residential section 50 student accommodation and within a short stroll of the city centre.

The property has its own door entrance and internally comprises of a good sized kitchen / dining room / living room and 5 bedrooms (ensuite).

The letting of the subject units operates off a pooled rent system whereby we have been advised based on current occupancy levels that the management company makes quarterly nett payments to the landlord of €2,250.

Price Guide:

Region €112,500

Barrack House, O'Connell Avenue, Limerick.
Tel 061 410410 Email decourcyodwyer@propertypartners.ie

LOCATION

The subject property is located within the student accommodation village of Grove Island, Corbally located only 10 mins walk from the city centre. There is an excellent road infrastructure close by while the surrounding area is a popular residential and commercial neighbourhood.

DESCRIPTION

The subject property comprises of a 5 bedroomed, 1st floor own door apartment located within a modern 4 storey timber framed development in a courtyard setting.

Grove Island is a purpose built student village. It houses 300 students in 4 & 5 bedroom apartments. All bedrooms are ensuite and are complete with large study desk and adequate wardrobe space.

The Development includes a shopping centre with supermarket, retail outlets and a state of the art leisure centre. The village offers ample secure car parking, however please note parking is not included in sale of the subject property.

ACCOMMODATION

The subject property comprises of a kitchen, dining room / living room with 5 bedrooms.

SECTION 50 ALLOWANCES

We have been advised that the section 50 allowances have expired and therefore will not be sold with the benefit of same.

POOLED RENT SYSTEM

We have been advised by the management company that the subject rooms currently let at a rate of €81.00 per room per week for the academic year.

We understand that the nett rent received by the landlord is currently €2,250 per quarter based on current occupancy rates (Please note these figures are subject to change depending on demand and the rates of occupancy).

Management Company Details

* Management Company - Grove Island Management Company, Tel (061) 349083 / Email: info@groveisland.com and Website: www.groveisland.com

Special Features

- * Own door unit
- * 5 bedrooms
- * Large living accommodation
- * Good condition
- * Pooled rent system.

Parking

- * We have been advised there is no parking available with the subject property.

BER Rating: D1



Viewing strictly by appointment

PRSA Licence No: 002371

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