



RUSSELL COURT

01 DRYNAN HALL

02 TO MALADIDE & PORTMARNOCK

03 TO DUBLIN & M50

04 TO SWORDS & AIRSIDE

05 M1

06 BELFAST & HOLYWELL

VIEWING DETAILS

Strictly by prior appointment with the sole selling agent DNG.

Gareth Noone +353 1 4912675 garethnoone@dng.ie

Alan Denihan +353 1 4912612 alandenihann@dng.ie

DNG Advisory Division

30 Leeson Park, Ranelagh, Dublin 6



PSL No. 002049



Russell Court, Feltirm Road, Swords, Co. Dublin.

29 Apartments For Sale in One Lot.

Residential Investment Opportunity



BER B3 E2



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RUSSELL COURT

- 29 x 2 Bedroom Apartments for sale in one investment lot.
- Excellent standard of construction and superior internal specification.
- Currently producing c. €328,200 (represents a yield of 7.3%).
- Includes secure designated underground parking for all units.
- Close proximity to Swords, Malahide and Dublin Airport.



DESCRIPTION

Russell Court is a 36 unit apartment residential complex. The investment comprises the sale of 29 apartments split between two blocks (A&B). Constructed over three storeys, the building was completed c. 2008 and is of reinforced concrete floor and roof slabs, brick and concrete block walls and double glazing aluminium framed windows and doors. Internally the apartments are fitted to a high standard.

INVESTMENT SUMMARY

1. Russell Court is an exclusive development located on the Feltrim Road.
2. The investment consists of 29 apartments (36 in total development) located between two separate blocks.
3. 100% of available units occupied and producing a gross rental income of c.€328,200 per annum.
4. Potential to grow annual rents to c.€418,000 with active management.
5. Freehold title.
6. Tenants not affected.
7. Located in established residential area with opportunity for good capital growth.
8. Designated secure underground parking capacity.

LOCATION

Russell Court is superbly positioned fronting onto the Feltrim Road which provides access between Kinsealy/Malahide/Portmarnock and Swords Village. The location provides a host of amenities which include schools, shops, (Russell Court is circa five minutes by car to Airside retail park), churches, bars all located within a short distance of the development. Excellent leisure facilities can be found close by in Malahide Castle. The area is in close proximity to a number of GAA, golf and rugby clubs.

FEATURES

Some features within these superbly built apartments Include;

- Fitted high gloss kitchens.
- Gas fired central heating system.
- Stainless steel appliances fitted to all kitchen.
- Floor to ceiling height c. 8.5ft.
- Fully tiled bathrooms & ensuite.
- Pressurised water system.
- High electrical specification throughout which includes a fitted ‘In Home’ audio system.
- All apartments are fully furnished.

SCHEDULE OF UNITS AND RENTAL SCHEDULE

Please ask the selling agent for the schedule of units which includes the rental schedule and annual service charges.

TRANSPORT

Feltrim Road is serviced by the 43 Dublin Bus route which operates between Swords Business Park and Dublin City Centre. The DART train service is also within easy reach from Portmarnock or Malahide train stations, both of which have a ‘park & ride’ facility. The M1 motorway North to Belfast and M50 Dublin ring are also very accessible.

BER

BER Ratings: E2-B3
Individual BER numbers available from the selling agent.

GUIDE PRICE

€4,500,000

*Please note the individual properties are currently tenanted and have been subject to the usual wear and tear one expects of residential investment properties. They are being sold as seen.

ACCOMMODATION SCHEDULE

Apartment Type	Number of Units	Average Size (Sq.m)	Average Size (Sq.ft)
2 Bed	29	76.03	819
Block A	18 Apartment Units (15 For Sale)		
Block B	18 Apartment Units (14 For Sale)		

TENANCY INFORMATION

Average Passing Rent Schedule	
Type	2 Bed
Average Monthly Rent	€943

MANAGING AGENT

As the block is currently managed by the original developer, currently there is no formal management company structure in place.