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PROPERTY SALES

19A Thomond Village,
Old Cratloe Road,
Limerick V94 X850



**STUDENT
ACCOMMODATION
INVESTMENT**



061 451 522

info@propertymanagementireland.ie

24 Ashdown Centre,
Courtbrack Avenue, Limerick

PSRA: 003061



**YOU'RE IN
GOOD HANDS**

Asking Price
Offers In Excess Of

€95,000.00

BER Rating/Lease Details
TBC



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LOCATION

Thomond Village is a secure gated student village superbly located off the Old Cratloe Road, within 1 km of TUS, Moylish Campus, 400 m of the new Northern Ring Road, 1.7 km from the TUS Coonagh Cross Campus/N18 and 3.3 kms from Limerick City Centre

Excellent location on the northside of the city close to local shops, gyms, restaurants, sporting facilities and bus route.

DESCRIPTION

19 A, comprises a first floor apartment extending to approximately 70 sq. mtrs. (754 sq ft.). The purpose designed unit accommodates three bedrooms (two ensuite), bathroom and a bright and spacious open plan living room/kitchen, featuring a balcony to the front. Finishes include tiled, carpeted and lino flooring, partially tiled bathrooms, fitted wardrobes/desks, fitted kitchen units together with mainly plastered and painted walls. All apartments are secured with a Salto Key Fob system.

The apartment features electric heating, double glazed windows and benefits from Wi-Fi available throughout the site.

Built in the early 2000's Thomond Village comprises 190 recently refurbished apartments set within the vast landscaped grounds. Features within the village include games toom and laundry room.

There is ample car and bicycle parking throughout the village, with shuttle buses running regularly to the local universities/colleges.

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 €7,750, which is subject to change.

FEATURES

Three bedroom student apartment close to TUS and M18

Fully furnished

Fully booked Academic Year 2022/2023

Profit after expenses €7,750