

# KEY FEATURES

- 'Ready to go' Investment Opportunity Generating €82,716pa (2024)
- 5 Large Apartments (4 x 1 Bed & 1 x 2 Bed)
- Currently Fully Let Out Under Short Term Tenancy Agreements
- Extends to 276 sqm of Floor Area
- Modern Finishes
- Original Features
- High Ceilings
- Great Quality Apartments
- Excellent City Centre Location
- Plenty of Local Amenities
- Outdoor Rear Patio Area



## OVERVIEW

We are delighted to present to the market this well portioned 276 sqm four storey over basement Pre-63 Georgian building in the very popular location on Gardiner Place.

The communal areas are in very good condition & the apartments have had some upgrades carried out which include secondary glazing, modern electric panel heaters, good quality kitchens and bathrooms.

The property comprises of 5 individual apartments (4 x one bedroom apartments & 1 x two bedroom apartment) which is generating a total rental income of €82,716 pa.



# 20 GARDINER PLACE D01 X4H1

**AMV: €1,100,000**

# PROPERTY LAYOUT



## APARTMENTS & RENTS

- Apt. 1 – Basement – 1 Bed – 70 sqm – Rent: €1,300 pm
- Apt. 2 – Ground – 1 Bed – 40 sqm – Rent: €1,326 pm
- Apt. 3 – 1st floor – 1 Bed – 53 sqm – Rent: €1,248 pm
- Apt. 4 – 2nd floor – 1 Bed – 53 sqm – Rent: €1,272 pm
- Apt. 5 – 3rd floor – 2 Bed – 60 sqm – Rent: €1,747 pm

## LOCATION



The property is located in a keen location at Gardiner Place close to all of Dublin city centre amenities. It is very centrally located and within walking distance of the IFSC, The Custom House, O'Connell Street and the North/South Docks. The property is very well served by public transport with the LUAS Red & Cross City lines, numerous Bus Routes, Busáras and Connolly Train Station are all just a short walk away.



## FURTHER INFORMATION

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