

## PROPERTY SALES

**13 CRATLOE WOOD  
STUDENT VILLAGE  
OLD CRATLOE ROAD  
LIMERICK  
V94 C7P4**



**BER C2**

## SPECIAL FEATURES

- Investment opportunity  
Annual Net Return €9,000
- 3 Bedroom apartment

**061 451522**

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**PMI, Old Cratloe Road, Limerick  
V94 EYC1  
PSRA: 003061**



**ASKING PRICE  
OFFERS IN EXCESS**

**€155,000**



**PROPERTY MANAGEMENT | SALES | LETTINGS**



## LOCATION

Cratloe Wood Student Village is a secure gated student village superbly located off the Old Cratloe Road, within 600 m of TUS, Moylish Campus, 600 m of the new Northern Ring Road, 1.9 km from the TUS Coonagh Cross Campus/N18 and 3.1 kms from Limerick City Centre. Built in the early to mid-2000's Cratloe Wood Village, comprises 235 recently refurbished apartments set within the vast landscaped grounds.

## DESCRIPTION

No. 13 is a first floor apartment extending to approximately 70.47 sq. mtrs. (758.53 sq ft.), accommodates three bedrooms (one ensuite), bathroom and a bright and spacious open plan living room/kitchen. All apartments are secured with a Salto Key Fob system. There is ample car and bicycle parking throughout the village. Features within the village include a Staffed Reception, onsite security, Games Room and Laundry Room.

## 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 approximately €9,000 which is subject to change.

The village is fully booked for the current academic year.

## ACCOMMODATION

Hall	6.55
Living/Kitchen	17.93
Bedroom 1	10.82
Bathroom	2.4
Bedroom 2	10.74
Bedroom 3	16.75
Bedroom 3 Ensuite	2.68

## FEATURES

Fully managed hassle free investment with an annual return of Approx. €9,000  
Walking Distance of TUS  
Fully booked for current academic year

## BER DETAILS

BER Details: C2                      BER Number: 109981415  
Energy Performance Indicator: 179.61 kWh/m<sup>2</sup>/yr

**Photos represent a similar apartment in the complex**

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