



PROPERTY MANAGEMENT | SALES | LETTINGS

PORTFOLIO OF 10 APARTMENTS IN PRIVATE GATED COMPLEX OF 12 UNITS

**ALPHONSUS COURT,
ALPHONSUS STREET,
LIMERICK**



SPECIAL FEATURES:

- ✓ Prime location off Dock Road
- ✓ Modern 4 storey Building
- ✓ Gated entrance
- ✓ Attractive return
- ✓ Turn Key Condition
- ✓ Potential Income €220,000 pa

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

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€2.1 MILLION



PRIME LOCATION

Alphonsus Court is ideally situated just off the Dock Road, on the north side of Alphonsus Street –approximately 106 metres east of the Dock Road and in close proximity to Lidl.

Its central location provides easy access to a wide range of amenities including shops, schools, and the full array of Limerick City Centre, all within a short stroll.

DESCRIPTION

This unique opportunity consists of a portfolio of 10 apartments within a secure gated development of 12 units. The portfolio includes:

- 2 x Four-Bedroom Duplex Apartments
- 1 x One-Bedroom Apartment
- 1 x Unfinished One Bedroom Duplex
- 6 x Two-Bedroom Apartments

The development offers a blend of spacious layouts and desirable city living, making it an attractive prospect for investors seeking strong rental income in a prime location.

All modern apartments finished with a mix of tiled/carpeted/laminate flooring, fitted kitchen units together with plastered and painted walls.

FEATURES

- Salto Fob Access
- Electric Heating
- 12 Car Spaces
- Income 146,000 p.a
- Potential Return 220,000 p.a

BER CERTIFICATES

BER Rang B1/D1

BER Certificates available on request

Viewing is highly recommended

Contact noel@pmi.ie

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