

## City Campus, Lord Edward Street, Limerick

**FOR SALE BY PRIVATE TREATY** (In one or more lots)  
(On the instructions of the Receiver and Manager, Mr. Gearoid Costelloe of Grant Thornton)

**Lot 1:** Three no. 4 bedroom student apartments of approx. 61.85 sq.m each.

**Lot 2:** Site of approx. 0.52 ha. (1.28 acres) zoned 'General Use'.



## LOCATION

The properties are located within 'City Campus', a purpose built residential campus for students just off Lord Edward Street in close proximity to Limerick city centre.

The property is situated approximately 500 metres south of the commercial core of the city which is centred on O'Connell Street. Limerick is a major employment and services centre in the mid west.

Limerick has a number of established third level educational institutions including University of Limerick, Limerick Institute of Technology (LIT) and Mary Immaculate College.

City Campus is affiliated to Mary Immaculate College.

## DESCRIPTION

City Campus was developed circa. 2006 and comprises 5 no. three storey blocks of student apartments with a total of 166 apartments developed to date. The development is 'gated' and has 24 hour security with 'key fob' access.

**Lot 1** comprises apartment no.'s 151, 153 & 156, Block 5, City Campus.

Each four bedroom student apartment is located in Block 5 of the City Campus development. Each apartment is finished to modern standards to include the following accommodation:

Accommodation	Size (Sq.m)
Living Room/Dining Room	19.71
Bedroom 1	9.00
Bedroom 2	8.10
Bedroom 3	7.92
Bedroom 4	4.06
Bathroom	1.96
WC/Shower	1.80
Hallway	9.30
Total	61.85

**Lot 2** comprises a site of approx. 0.52 ha. (1.28 acres) which adjoins the City Campus development. The site includes a derelict 8 bay 1960's warehouse of approx. 2,362 sq.m (24,425 sq.ft) of steel frame construction clad externally in corrugated iron sheeting.

The site is accessed off Lord Edward Street through a small housing development viz 'Sarsfield Court' approximately 15 metres off Lord Edward Street. Access is also available through the substantial security gates off the adjoining student complex.

## ZONING

The property is located within an area zoned '2a Residential' in the Limerick City Development Plan 2010 – 2016.

## SERVICES

We understand all mains services are available.

## POTENTIAL

The property occupies a convenient location close to Limerick city centre. City Campus is affiliated to the established Mary Immaculate College. The site is located adjoining to purpose built student campus and could accommodate further 'student' housing in this established scheme.



Block 5



Sample Floor Plan

## TITLE

We understand the property is held freehold.

## PRICE

On application.

## VIEWINGS

Strictly by appointment with the sole selling agents.

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Note: The foregoing particulars are for guidance purposes only, and are not intended to form any part of any contract. The accuracy of measurements and descriptions is not guaranteed, and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.