



PROPERTY MANAGEMENT | SALES | LETTINGS

PROPERTY SALES

**APARTMENT 5
RUTLAND HOUSE,
RUTLAND STREET,
LIMERICK, V94 AE29**

BER C2



FEATURES:

- ✓ **Bright and spacious one-bedroom apartment**
- ✓ **Prime city centre location opposite The Hunt Museum**
- ✓ **Excellent owner-occupier or investment opportunity**
- ✓ **Strong rental demand in a central location**
- ✓ **Close proximity to the Opera Square development**

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

**061 451522
info@pmi.ie**

**ASKING PRICE
OFFERS IN EXCESS
€147,500**



LOCATION

Occupying an elevated position on Rutland Street in the heart of Limerick City Centre, Ruthland House enjoys stunning views over the majestic River Shannon. Perfectly situated directly opposite The Hunt Museum, the apartment is within walking distance of Arthur's Quay Shopping Centre, The Locke Bar, King John's Castle, Brown Thomas, and an excellent selection of cafés, restaurants, boutiques, and public transport links. The property also benefits from its proximity to the landmark Opera Square development, one of Limerick's most significant regeneration projects. This transformative scheme will introduce state-of-the-art office space, residential accommodation, retail and dining facilities, a hotel, a new city library, and beautifully landscaped public areas, further enhancing the vibrancy and appeal of this prime city-centre location.

DESCRIPTION

Recently refurbished third-floor apartment comprising an entrance hall, open-plan living/dining area, fully fitted kitchen, spacious double bedroom with fitted wardrobe, and main bathroom.

Features include double-glazed PVC windows and electric night storage heating. The kitchen is equipped with built-in units, dishwasher, washing machine, fridge/freezer, and extractor fan. The bathroom includes a bath with power shower, WHB, WC, and fitted mirror.

This attractive apartment is presented in excellent condition and offers comfortable city living in a convenient and sought-after location.

ACCOMMODATION

Entrance Hall	4.6 X 2.5
Living/Dining room	4.8 X 5.5
Kitchen	1.6 X 2.5
Bedroom	3.9 X 4.6
Bathroom	2.6 X 2.2

TOTAL FLOOR AREA 47 SQM (506 SQFT.)

FEATURES

- Bright and spacious one-bedroom apartment
- Excellent owner-occupier or investment opportunity
- Strong rental demand in a central location
- Short walk to the transformative Opera Square development
- Service Charge: €2,376 pa (Inc. €380 sinking Fund Contribution)

BER DETAILS

BER Details: C2

BER Number: 119386308

Energy Performance Indicator: 180.73 kWh/m²/yr

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