



PROPERTY MANAGEMENT | SALES | LETTINGS

PROPERTY SALES

**116 CRATLOE WOOD
STUDENT VILLAGE,
OLD CRATLOE ROAD,
LIMERICK, V94 E4X6**



STUDENT POOL INVESTMENT:

- ✓ Annual Return €14,500
- ✓ Net Return €9,000 pa
- ✓ 3 Bedroom apartment let annually to students

BER C2

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

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info@pmi.ie

**ASKING PRICE
OFFERS IN EXCESS**

€159,500



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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. 116 is a first floor apartment extending to approximately 70.47 sq. mtrs. (759 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
Main Bathroom	2.4
Bedroom 1	12.8
Bedroom 2	10.2
Bedroom 3	16
Bedroom 3 Ensuite	2.72

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: 110059805

Energy Performance Indicator: 179.51 kWh/m²/yr

The apartment in the photos represents the same apartment type.

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