



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**

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**ASKING PRICE
OFFERS IN EXCESS**

€147,500



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LOCATION

The property enjoys an exceptional city centre location on Rutland Street, directly opposite The Hunt Museum and within walking distance of Arthur's Quay Shopping Centre, The Locke Bar, King John's Castle, Brown Thomas, and a wide range of cafés, restaurants, shops, and public transport services. The apartment is also just a short stroll from the landmark Opera Square development, a major regeneration project that will deliver new office space, residential accommodation, retail and dining facilities, a hotel, city library, and landscaped public areas. The development will also include a 14-storey office building accommodating up to 1,500 government employees, further enhancing employment opportunities and long-term demand for city centre property in this rapidly developing area.

DESCRIPTION

The accommodation is well presented and comprises an entrance hall, open-plan living and dining area, fully fitted kitchen, spacious double bedroom with fitted wardrobe, and a main bathroom.

The property benefits from double-glazed PVC windows throughout and electric night storage heating.

The kitchen is fitted with a range of built-in units and includes a dishwasher, washing machine, fridge/freezer, and extractor fan. The bathroom is fully equipped with a bath, power shower, WHB, WC, sink, and mirror.

ACCOMMODATION

Entrance Hall	4.6 X 2.5
Living/Dining room	4.8 X 5.5
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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