

**AMV:**

**DIRECTIONS**

**€70,000**

EIRCODE: V94 E529

**VIEWING:**

Viewing by appointment with sole selling agents O'Connor Murphy

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**BER:**



BER NO: | EPI: 0 kWh/m<sup>2</sup>/yr

\* Please note that some BERs have been issued with a Provisional status.

**For further information:**

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**AUCTION**



**FOR SALE BY ONLINE AUCTION**  
**94 Cratloe Woods**

**Old Cratloe Road, Limerick**

3 Bedrooms| 70.91 sqm (763 sqft)

**AMV: €70,000**



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## DESCRIPTION

**For Sale by Online Auction on Thursday 24th September 2020 via [www.youbid.ie](http://www.youbid.ie)**

O'Connor Murphy are delighted to bring to the market this spacious three bedroom first floor apartment of circa 70 sq.m (753 sq.ft) located within Cratloe Wood Student Complex. This apartment offers a bright and spacious layout comprising three bedrooms (one of which is ensuite) with secure fob access, an open plan living/dining and kitchen area as well as a main bathroom and storage closet. This property is an ideal investment opportunity as the complex enjoys a superb location beside the Limerick Institute of Technology.

## LOCATION

Cratloe Wood is a purpose built student complex comprising circa 190 apartments in total, is well maintained throughout and offers a number of additional on site features such Staffed Reception Area, Communal Laundrette, Games Room, Shuttle bus to LIT as well as ample parking within the gated grounds. An exceptional on-site location Cratloe Wood complex is located along the Old Cratloe Road. Limerick Institute of Technology is situated approximately 850m away. Surrounding amenities include Thomond Stadium, St Camillus Hospital, together with a range of local schools, shops, bars and restaurants. Colbert Train Station, and the main National Road Network is only a short distance away.

## SPECIAL FEATURES

- Ideal Investment Opportunity
- All major routes and motorways are easily accessible
- Bright and Well Proportioned Rooms
- Well Maintained Student Accommodation

## SERVICES

Electric Storage Heaters  
Double glazed windows and doors.

Pooled Rental system: We have been informed the net rental income for 2019 was circa €5,000 after the service charge of €1,684 per annum and managing agent fees are deducted.

## ACCOMMODATION

### First Floor

**Entrance Hallway** - 5.98m (19'7") x 1.1m (3'7")  
**Kitchen/Dining/Living Room** - 4.73m (15'6") x 3.78m (12'5")  
**Bedroom 1** - 3.77m (12'4") x 4.25m (13'11")  
**Ensuite** - 1.63m (5'4") x 1.72m (5'8")  
**Bedroom 2** - 3.16m (10'4") x 2.96m (9'9")  
**Bedroom 3** - 3.92m (12'10") x 3.17m (10'5")  
**Bathroom** - 1.49m (4'11") x 1.6m (5'3")