

AUCTION

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FOR SALE BY ONLINE AUCTION on Thursday 1st October 2020 via youbid.ie

Thomond Student Village, Old Cratloe Road, Limerick

13 Apartments being sold by Online Auction as One Lot

AMV: €695,000

BER D1 D2



OCM

O'CONNOR MURPHY

PSRA Licence 001988

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DESCRIPTION

O'Connor Murphy bring to the market the sale of 13 three bed apartments of circa 62 sqm each located within Thomond Village Student Complex. The apartments offer bright and spacious layouts comprising three bedrooms (two ensuite) with secure fob access, an open plan living dining and kitchen area as well as a main bathroom and storage closet. An ideal investment opportunity as the complex enjoys a superb location just a short distance from the Limerick Institute of Technology. The sale comprises eleven standard apartments and two corner units.

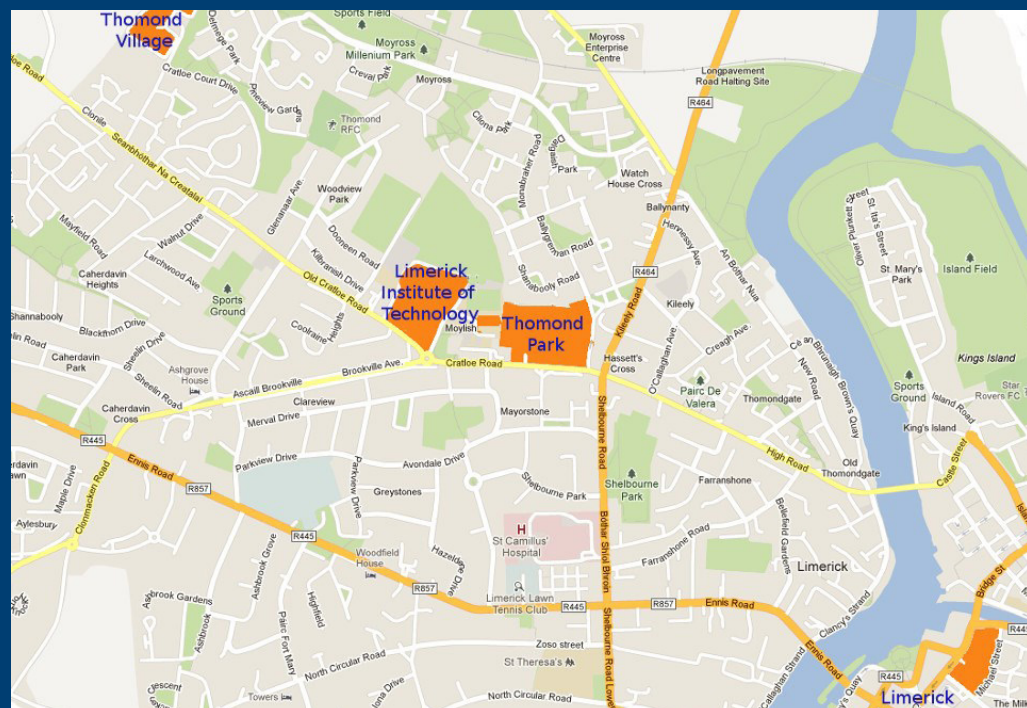
Thomond Village, a purpose built student complex comprising circa 190 apartments in total, is well maintained throughout and offers a number of additional on site features such Staffed Reception Area, Communal Laundrette, Games Room, Shuttle bus to LIT as well as ample parking within the gated grounds and 24 hour onsite security.



LOCATION

Thomond Village Development is located off the Old Cratloe Road, circa 5km north of Limerick City Centre, 1km from Limerick Institute of Technology and Thomond Park Stadium. The Village offers a shuttle bus service to the college regularly throughout the day and there is a bus stop situated circa 500 metres from the complex servicing the city centre.

Limerick City is a vibrant city with a strong high street and thriving city centre, numerous shopping centre, bars, restaurants and other leisure and cultural facilities. It is also home to over 35,000 students who are enrolled in a number of third level and higher education institutions, the largest being University College Limerick and Limerick Institute of Technology. As the third largest city in Ireland the combined city and county population is estimated to be circa 192,000 with approximately 96,000 living within the city and suburbs. The main national road network surrounds the city centre and joins the Limerick to Ennis/Galway road with the M7 motorway linking Limerick with Dublin. As the third largest city in Ireland the combined city and county population is estimated to be circa 192,000 with approximately 96,000 living within the city and suburbs.



THOMOND STUDENT VILLAGE, OLD CRATLOE ROAD, LIMERICK



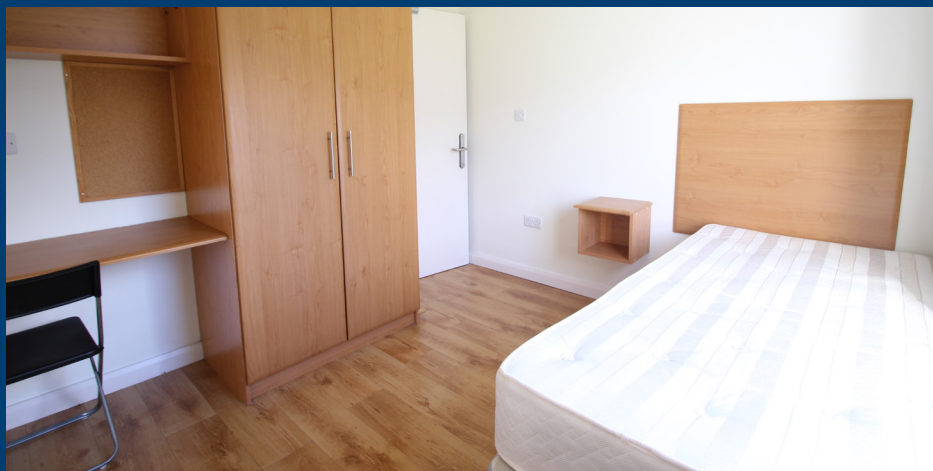


SPECIAL FEATURES

- Ideal Investment Opportunity
- Pooled Rental System
- On-site Management Company
- Close to All Essential Amenities
- Ample Gated Parking On-Site
- Bus Service to LIT
- Bright & Well Proportioned Rooms

THE OPPORTUNITY

- Residential student accommodation investment opportunity
- The investment comprises 13 apartments (39 bed spaces) with surface car parking
- All apartments include 3 bedrooms, 3 bathrooms
- 6,900 students in Limerick Institute of Technology.
- Under supply of student accommodation in the area.
- Thomond Village is located adjacent to the planned new link road from Coonagh roundabout to Cratloe Road
- Limerick Institute of Technology recently purchased the remaining development of Coonagh Shopping Centre for the purpose of expanding their faculties



ACCOMMODATION

The apartments are situated at either ground or first floor level. The first floor apartments have a small balcony area which is accessed off the kitchen/ living. The accommodation is provided fully furnished and each unit includes an open plan kitchen, living and dining area. Access to the first floors is via external or internal staircase.

UNIT NO.	UNIT TYPE	FLOOR	AREA SQ.M
71	Standard 3 Bed	Ground	67.9
71A	Standard 3 Bed	First	65.4
23A	Standard 3 Bed	First	65.4
91A	Corner 3 Bed	First	92
92A	Standard 3 Bed	First	65.4
18A	Standard 3 Bed	First	65.4
7	Standard 3 Bed	Ground	67.9
7A	Standard 3 Bed	First	65.4
42	Corner 3 Bed	Ground	92
17A	Standard 3 Bed	First	65.4
12A	Standard 3 Bed	First	65.4
15	Standard 3 Bed	Ground	67.9
22A	Standard 3 Bed	First	65.4

RENT

We have been informed by the Management Company each apartment achieved a rent of €6,000 net for 2019/2020. Total €78,000 per annum

AMV

€695,000

VIEWING

Viewing by appointment only
with O'Connor Murphy

BER D1 D2

BER D1/D2 | BER NO: 101396448
(243.12 kWh/m²/yr 0 kgCO₂/m²/yr)



PSRA Licence 001988

Limerick Office

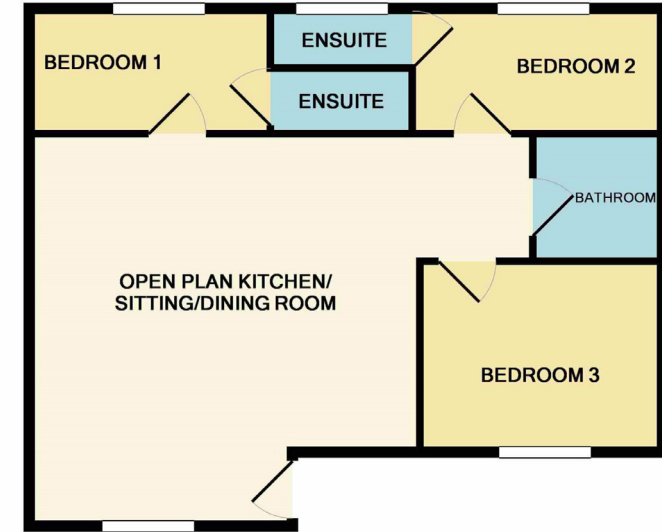
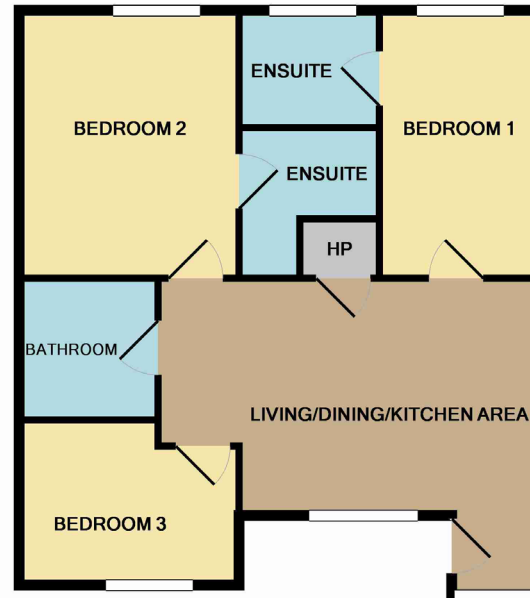
Hibernian House
Henry St
Limerick City
061 279 300

Cork Office

Phoenix House
Monahan Road
Cork City
021 242 8938

Dublin Office

Alexandra House
The Sweepstakes,
Ballsbridge
Dublin 4
01 567 6979



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FLOOR PLANS

FOR FURTHER INFORMATION

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