

# Apartment 138 Block 7, Clarion Village, Clarion Road, Sligo, Co. Sligo, F91 F447, Ireland,

Residential

Sale Agreed | €90,000



Excellent opportunity to acquire a 2 bedroom first floor apartment in a fully managed student scheme. This is an ideal investment property with a strong rental return.

Excellent opportunity to acquire a 2 bedroom first apartment with open plan kitchen/living/dining area & 2 en-suite bedrooms,. Located in a fully managed student accommodation development close to IT Sligo.



## Rental Income

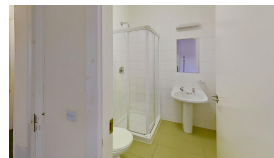
We have been advised the normal net rental income is €5,800 per annum.

Please note that the complex has an active management company, M&C Property. By purchasing this property you become a member of the Management Company & will be required to pay an annual service charge which covers Insurance, Repairs & Maintenance e.g. lifts, CCTV, electronic door locks, buildings maintenance, etc, Fire Safety, TV Channels, Broadband & Wi-Fi Network, Common Area Electricity, Waste Management, Common Area Cleaning, Gardening and landscaping, Security & Professional services e.g. Managing Agents' Fees, Accountant/Auditor Fees, Legal Fees.

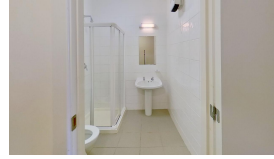


## Management Fees

9% +VAT of the rental income during the academic year 14% + VAT of the rental income during the summer months.



Please note that the video & photographs are library images only.



### Location

Clarion Village is located in a highly convenient setting within a few minutes walk of ATU Sligo. It is located to the rear of the Clayton Hotel. Clarion Village is also within a short distance of Sligo town centre. This is a fully managed student accommodation scheme.

### Size:

68.35 sqM - 736 sqFtSqm

### Hallway

2.77m x 1.94m (9.09ft x 6.36ft)

Carpet.

### Kitchen/Dining/Living Area

6.78m x 3.45m (22.24ft x 11.32ft)

Fully fitted kitchen with tiled floor & splash back. Living/Dining area has carpet floor.

### Bedroom 1

6.32m x 2.98m (20.73ft x 9.78ft)

Carpet. Built in beds, wardrobe, study desk & shelving. Measurement includes En-Suite.

### En-Suite 1

Array

Tiled floor & walls. WC, WHB & Shower.

**Bedroom 2**

4.39m x 2.66m (14.40ft x 8.73ft)

Carpet. Built in bed, wardrobe, study desk & shelving. Measurement includes En-suite.

**En-Suite 2**

Array

Tiled floor and walls. WC, WHB & Shower.

**Garden**

Parking to the front.

**Directions**

Take the Enniskillen Road out of Sligo. IT Sligo is on the left hand side, take the 1st left after the IT onto Clarion Road. Clarion Village is the first turn right after the entrance to the Clayton Hotel. Eircode F91 PY02.