



Purpose Built Student Accommodation

Woodville

52 / 54 Botanic Avenue,
Drumcondra, Dublin 9

BER C2 D1 D2 F

5 Student Apartments & 2 bedroom Townhouse





Property Features:

- Purpose built Section 50 student accommodation complex around a secure internal garden courtyard
- 5 student apartments and 2 Bedroom Townhouse
- 28 Bed spaces in total
- Income providing asset 100% occupancy
- Gross yield of 8.4% (2017), expected to increase to 9.1% in 2018
- Excellent location in Drumcondra
- Property maintained to good standard
- High ceilings
- Compact proven investment property
- Fully furnished – all contents included in sale
- Rear lane access to the property
- Fully let to end of 2017/2018 Academic Year
- Short term Summer rental potential
- Beside DCU St Patrick's College
- Built in 2005 to a high quality

The property is divided into the following units:

52 Botanic Avenue has a total floor area: 354.2sq.m.

Apartment 1 : 4 Beds	c.65sq.m.	BER D1
Apartment 2 : 6/7 Beds	c.90sq.m.	BER C2
Apartment 3 : 5 Beds	c.65sq.m.	BER D1
Apartment 4 : 4 Beds	c.65sq.m.	BER D2
Apartment 5 : 4 Beds	c.65sq.m.	BER D1

54 Botanic Avenue

2 Bedroom House : 5 Beds	c.70sq.m.	BER F
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Total: 28 / 29 Beds. (100% Occupancy)

Each student apartment unit comprises an Entrance Hall, Living Room, Kitchen, Bathroom, 2 Bedrooms and Ensuite Bathroom.

Services:

Services include TV point, mains water, electricity, telephone, gas fired central heating. Ample parking for 4 cars.

Rental Potential:

The units are rented at a total gross income of €163,840 for 2017 and expected to increase to €177,780 for 2018. Tenants currently pay €150p.w. per bed space offering significant growth potential. Significant summer letting potential to overseas students.

There may be extra accommodation potential to add a bedroom onto Apartment 1 also an extension above Apartment 4 could be feasible, subject to a successful planning permission application. Please note planning for such has not been applied for / granted at this time.

Property Management:

The property is currently managed by Harrington Property Management Ltd. This property has always been managed for 12 years since construction by a Professional Property Management Company.

Description:

Finnegan Menton presents Woodville, 52/54 Botanic Avenue, Drumcondra to the market. This smart purpose built student accommodation investment is producing a gross income of €163,840 (2017) and is laid out as 5 student apartments and a separate 2 Bedroom Townhouse. All units are currently let to students from St. Patricks College with a total of 28 / 29 beds, off street parking for 4 cars, nice internal courtyard and lane access to the rear.

The property is currently fully let for the 2018 academic year in addition to being fully booked for short term Summer lettings to overseas students.

Woodville comprises five 2 bedroom apartments (23 / 24 bed spaces) at 52 Botanic Avenue and adjoining 2 bedroom house at 54 Botanic Avenue (currently 5 bed spaces).





DCU St. Patrick's



Location:

The property is located on Botanic Avenue, Drumcondra. Botanic Avenue runs parallel to Griffith Park and the River Tolka and extends from Drumcondra Road Lower to Glasnevin Hill and St Mobhi Road.

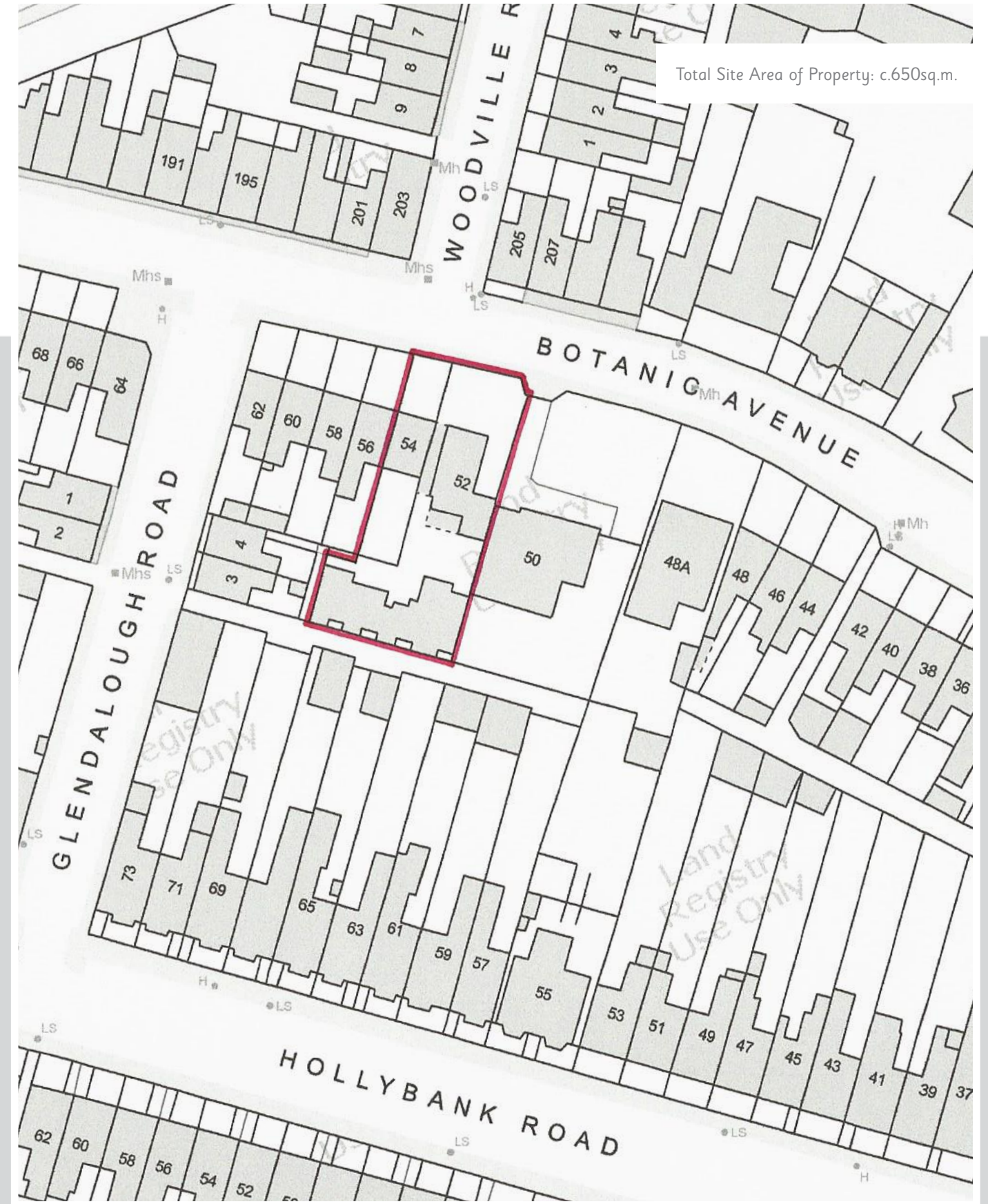
Botanic Avenue is convenient to a host of local amenities including Shops, Restaurants, Primary and Secondary schools, Third Level Colleges, Griffith Park and The Botanic Gardens.

Botanic Avenue and Drumcondra are well served by a regular bus service and within walking distance to Drumcondra Rail Station and convenient to the M50, M1 and Dublin Airport.

The property is located c. 3km. from Dublin City Centre. It is just 5 minutes walk from DCU's training college in Drumcondra (formerly St. Patrick's).



Opposite Griffith Park



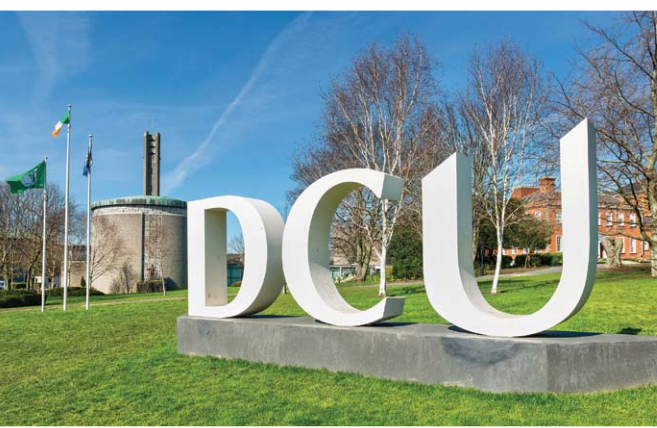
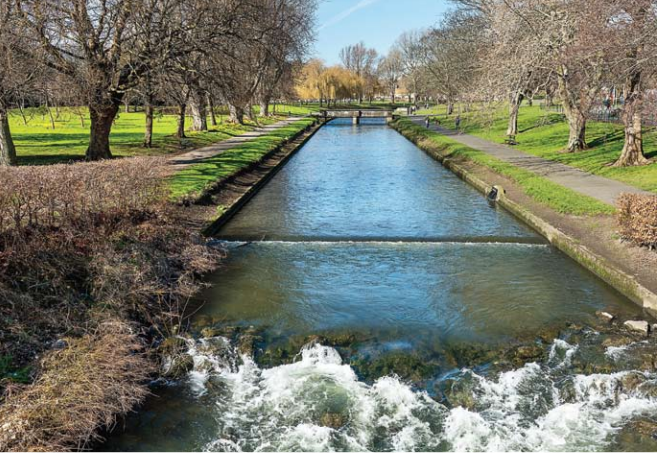
CAR
There is parking in the driveway for up to two cars, with ample Pay & Display in the area
Time To City **10minutes**



BUS
1, 4, 9, 11, 13, 16, 33, 41 & 44
All making stops nearby
Distance To City **3kilometres**



TRAIN
Stations closely include Drumcondra which connects with Connolly Station & LUAS
Time To Station **10minutes**



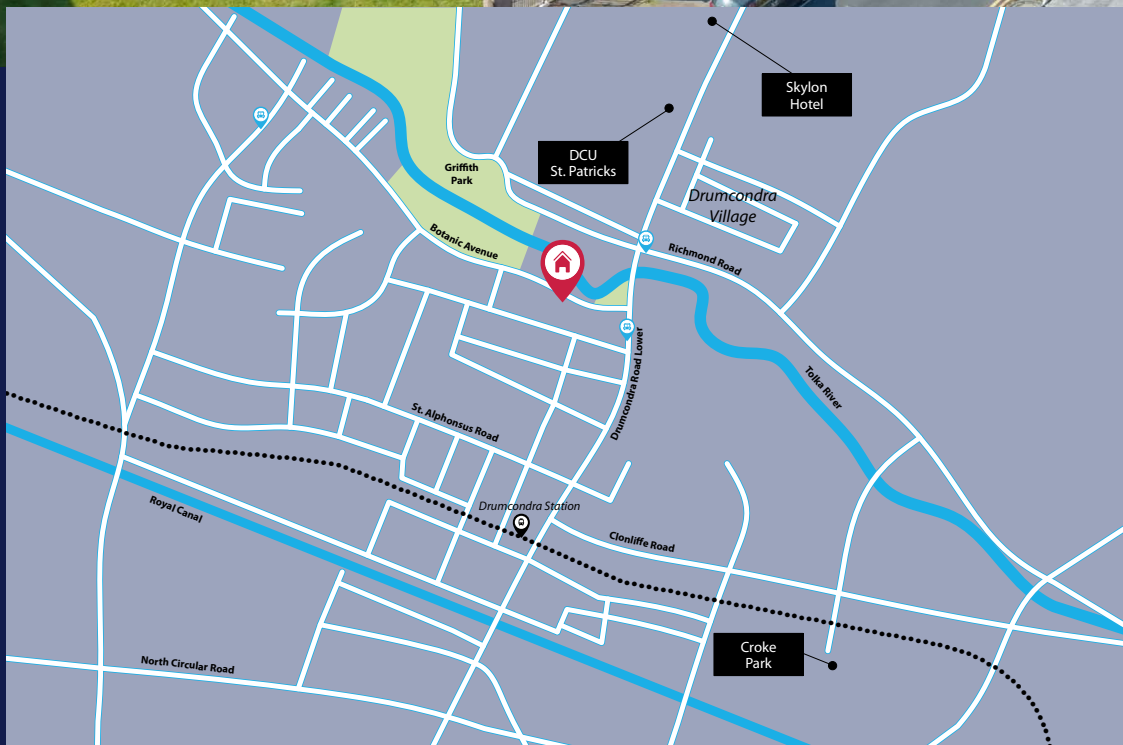
DRUMCONDRA VILLAGE







SAMPLE INTERIORS



Eircodes:

52 Botanic Avenue:
 Apt. 1: D09 W650
 Apt. 2: D09 VW53
 Apt. 3: D09 KF85
 Apt. 4: D09 YR20
 Apt. 5: D09 HY60

54 Botanic Avenue:
 D09 W4A4

Price:

On Application.

Title:

Freehold / Long Leasehold.

Viewing:

By appointment only with sole agents Finnegan Menton
 Contact Glenn Burrell on 01 614 7900 or gburrell@finnegamenton.ie

Solicitor:

Louise McGovern,
 Margetson & Greene,
 35 Lower Baggot Street, Dublin 2.
lmcgovern@margetsongreene.com



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