

# Apartment 47, The Grove, Clarion Road, Sligo, Co. Sligo, F91 AV82, Ireland

Residential |

Sold | €105,000



Well maintained three bedroom en suite apartment in a fully managed student accommodation scheme. This is an ideal investment property with a strong rental return.

3 bedroom, 3 ensuite apartment with open plan kitchen/living/dining area in a fully managed student accommodation development close to IT Sligo.

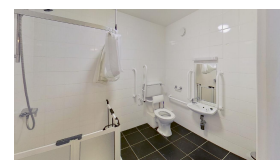
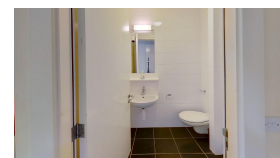
\*Please note that the photographs are library images\*.

Rental Income: We are advised the net rental income per month is €625.

Management Company: Ballincastle Property Management: info@ballincastle.ie ph. 071 9145005

Management Fees: 13.5% + VAT of the rental income during the academic year 18% + VAT of the rental income during the summer months.

Please note that by purchasing this property you become a member of the Management Company which covers Insurance, Repairs & Maintenance e.g. lifts, CCTV, electronic door locks, buildings maintenance, 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.



The service charge may increase following the expiration of any warranties. You may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas of the multi-unit complex.



### Location

Clarion Village is located within a short stroll of IT Sligo is developed adjacent to the Clayton Hotel. This attractive scheme includes apartments, on site laundry facility, management office ample parking.

### Size:

71.85 sqM - 773.36 sqFtSqm

### Hallway

5.35m x 1.16m (17.55ft x 3.81ft)  
Carpet. Hot press off.

### Kitchen/Dining/Living Area

2.94m x 6.80m (9.65ft x 22.31ft)  
Fully fitted kitchen with tiled floor & backsplash. Living/dining area has carpet floor.

### Bedroom 1

4.30m x 2.65m (14.11ft x 8.69ft)  
Carpet. Built in wardrobes. Study desk & ensuite off.

### En-Suite 1

1.40m x 2.10m (4.59ft x 6.89ft)  
Fully tiled. WC, WHB & shower.

## Bedroom 2

4.30m x 2.65m (14.11ft x 8.69ft)

Carpet. Built in wardrobes. Study desk & ensuite off.

## En-Suite 2

1.40m x 2.10m (4.59ft x 6.89ft)

Fully tiled. WC, WHB & shower.

## Bedroom 3

4.50m x 2.62m (14.76ft x 8.60ft)

Carpet. Built in wardrobe. Study desk & ensuite off.

## En-Suite 3

1.56m x 2.13m (5.12ft x 6.99ft)

Fully tiled. WC, WHB & shower.

## Garden

## Directions

Take the Enniskillen Road out of Sligo Town.  
IT Sligo is on the left hand side, take the first left after IT Sligo the first right after the Clarion Hotel.