



## BEAUTIFULLY PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT

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BLOCK A, 103 GRANDE CENTRAL  
SANDYFORD, DUBLIN 18

BER B3

savills

# FOR SALE BY PRIVATE TREATY

BLOCK A, 103 GRANDE CENTRAL, SANDYFORD, DUBLIN 18

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## SPECIAL FEATURES

- ◆ 2 bedrooms (master en suite) ◆ dual aspect
  - ◆ first floor apartment ◆ excellent condition throughout ◆ approx.81 sq.m./874 sq.ft.
  - ◆ close to Sandyford, Stillorgan & Foxrock
  - ◆ walking distance to LUAS
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Savills is delighted to present Apt.103, Block A, Grande Central. This is a beautifully presented 2 bedroom first floor apartment comprising of excellent living accommodation approx. 81 sq.m./874 sq.ft.

Located in this stylish & convenient development it is the perfect opportunity for an investor or first time buyer looking for a central, peaceful & secure apartment that benefits from countless recreational amenities on its doorstep. This dual aspect apartment briefly comprises of an entrance hall, living/dining room, kitchen, two double bedrooms, master en suite, utility room & bathroom. There are two balconies with access from the living room & both bedrooms. The apartment also benefits from one designated underground parking space.

A description of this property would not be complete without the mention of its convenient location. Sandyford, Stillorgan & Foxrock Villages is located a short walk. There are fantastic shopping facilities, cafes, restaurants, Beacon Hospital close by. There is excellent transport facilities within easy reach including M50 & Luas.

## Accommodation

### Entrance Hall

Polished tiled floor, recessed lighting, storage press & hotpress.

### Utility Room

Electrolux washing machine/dryer.

### Living Room

Wooden floors, floor to ceiling windows, sliding door to balcony, dining area.

### Kitchen

Range of fitted floor & wall units, granite worktops, Electrolux integrated oven & hob, hooded extractor fan, stainless steel sink, Electrolux integrated dishwasher, Electrolux fridge freezer, tiled splashback, recessed lighting access to:

### Bedroom 1

Fitted carpet, built in wardrobes, sliding door to balcony, access to:

### En Suite

Tiled floor & walls, w.c., w.h.b., step in shower unit, recessed lighting, mirrored vanity unit & chrome towel rail.

### Bedroom 2

Fitted carpet, sliding door to balcony, built in wardrobes.

### Bathroom

Tiled floor & walls, w.c., w.h.b., bath unit with shower attachment, recessed lighting, mirrored vanity unit.

### Balcony

To the rear balcony off the bedrooms is a south west facing decked area looking onto the courtyard & to the front the balcony off the living room is a North east facing decked area.

### Services

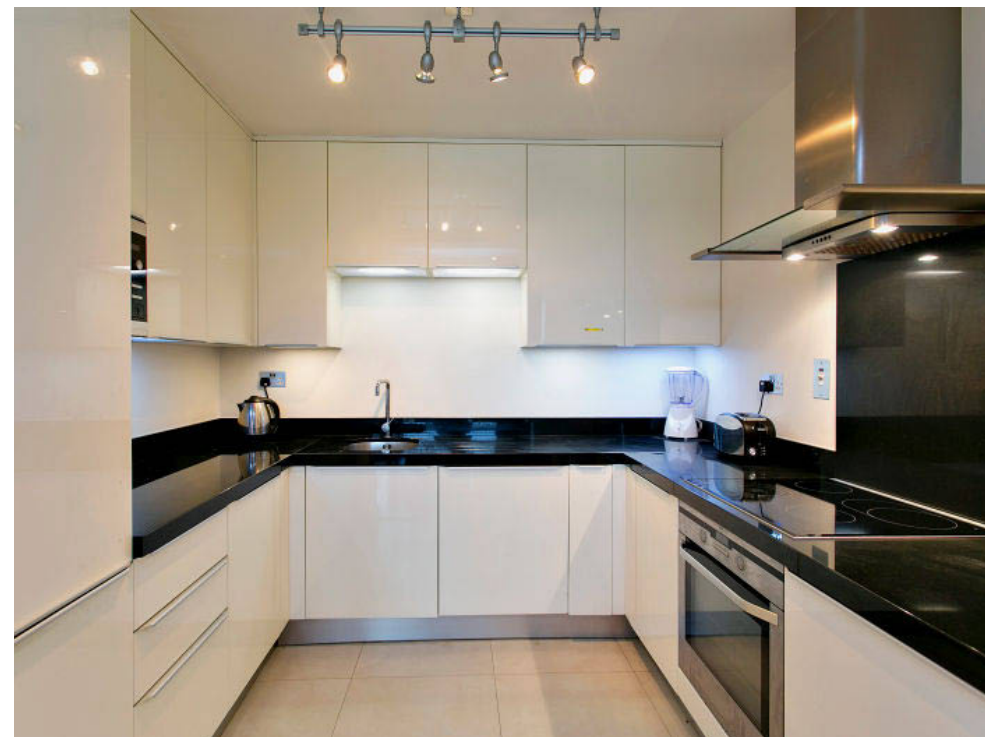
- ◆ Television point
- ◆ Telephone line
- ◆ Lift
- ◆ Service charge €1,943.29
- ◆ Designated parking
- ◆ Alarm

### BER Details

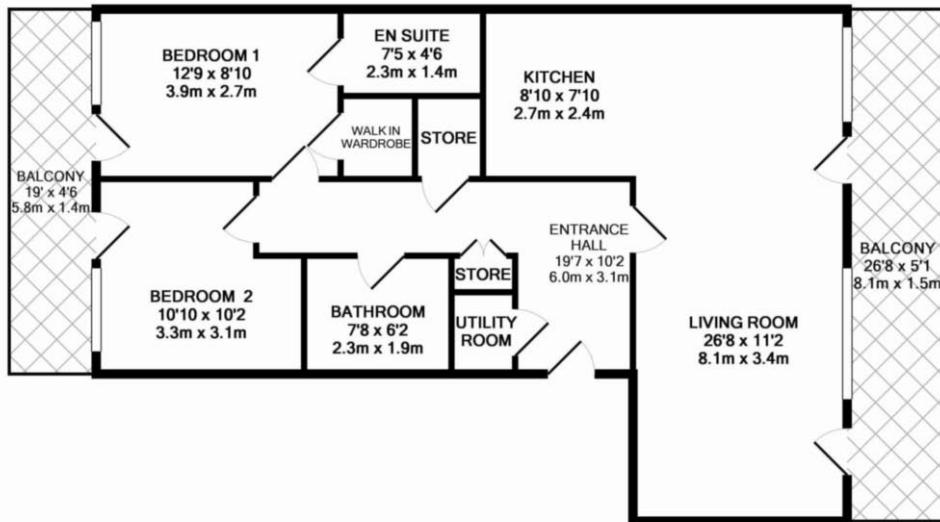
BER Rating B3

BER Number: 106954936

Energy Performance Indicator: 147.97 kWh/m<sup>2</sup>/yr



## FLOOR PLANS



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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