

For Sale by Private Treaty



## 17A Packerham, Sloperton, Monkstown, Co. Dublin, A96 P288

A delightful 1 bedroom apartment, situated in this highly sought after location.

Approx. 45.5sq.m / 490sq.ft.

**Asking Price €315,000**



BER No. 103181947  
EPI: 424.55 kWh/m<sup>2</sup>/yr

T: 01 66 01 922

E: [info@lansdownepartnership.ie](mailto:info@lansdownepartnership.ie)

[www.lansdownepartnership.ie](http://www.lansdownepartnership.ie)





## Description

Lansdowne Partnership is delighted to bring 17A Pakenham to the market, a delightful one bedroom apartment set in a fabulous location within walking distance to Monkstown Village and Dun Laoghaire offering an abundance of amenities on your doorstep.

This property is a bright top floor dual aspect apartment boasting spacious accommodation including a welcoming entrance hall with storage, bathroom, one bedroom, large living room and fitted kitchen and dining area.

The mature development is quiet and well maintained boasting some lovely communal green spaces, mature trees and planting which create a very peaceful setting. Pakenham presents in excellent condition with manicured outdoor spaces and clean common areas. Recent works include a full upgrade of the roof in the summer of 2019.

## Location and Amenities

The buzzing village of Monkstown is just a short stroll away, with Avoca, Diarmuid Gavin's new garden centre, fabulous boutiques, lots of cafes and a vast array of upmarket restaurants on your doorstep. The no.7 bus stop from the City Centre is close by at the top of Brighton Avenue while the Air Coach stop is in the centre of the village.

Monkstown/Salthill DART is just a 5-minute walk, and of course for the sea swimmers, walkers, and windsurfers the

property enjoys a prime location with the seafront on your doorstep. Dun Laoghaire is also within walking distance with The Irish National Sailing & Powerboat School close by, just one of numerous maritime and recreational facilities the area boasts. Dun Laoghaire is also home to the National Maritime Museum and the historic People's Park, with its Victorian Tea Rooms, bandstand and Sunday Farmers Market.

Viewing is highly recommended.

## Accommodation

**Entrance Hall** 2.38 x 1.05m (7'10" x 3'5")

Security video intercom. Wooden floor.

**Living Room** 3.48m x 4.37m (11'5" x 11'6")

Wooden floor. Tv point. Electric fire inset.

**Kitchen/Dining Area** 3.16m x 2.88m (10'4" x 9'5")

Modern fitted kitchen.

**Bedroom** 3.26m x 2.53m (10'8" x 8ft 3")

Double bedroom. Fitted wardrobe. Wooden floor.

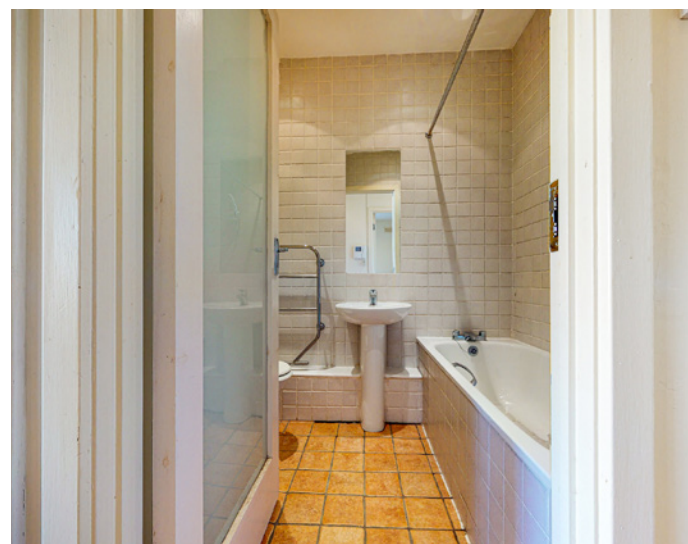
**Bathroom** 2.19m x 1.63m (7'2" x 5'4")

wc, whb. Tiled floor and walls. Bath and electric shower. Heated towel rail.



### Property Features

- Fantastic location 5 Minutes Walk From Monkstown Village
- Bright And Spacious One Bedroom Top Floor Apartment
- Presented In Excellent Condition Throughout
- Within walking distance to Monkstown/Salthill Dart Station
- Video Intercom and Electric storage Heating
- Large Communal Car Park
- Covered Bicycle Storage
- The property measures approx. 45.5sq.m / 490sq.ft.

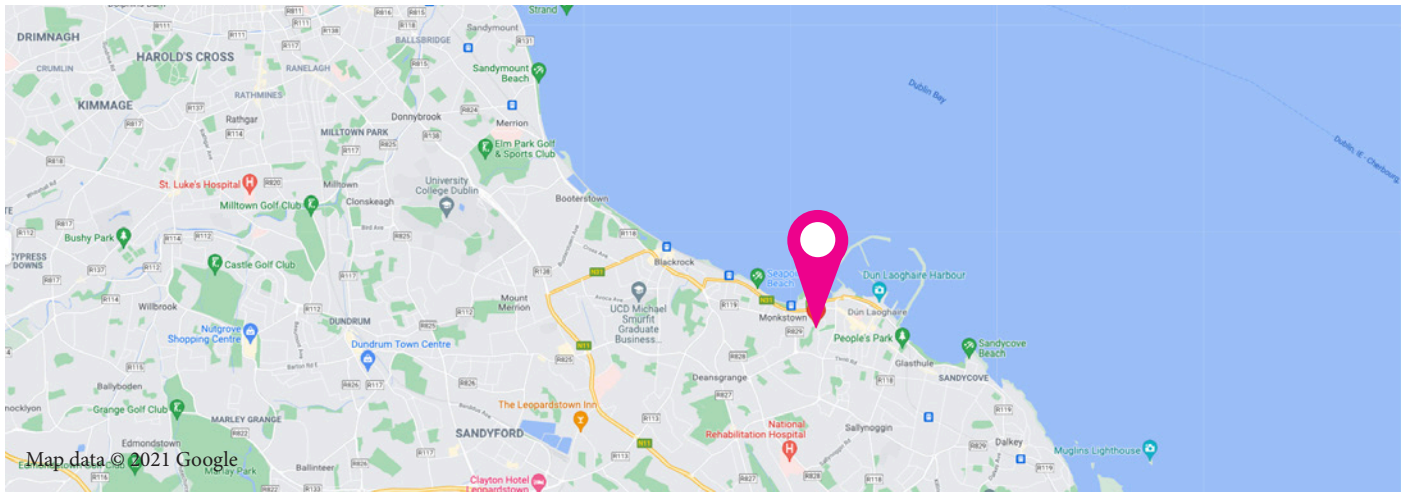
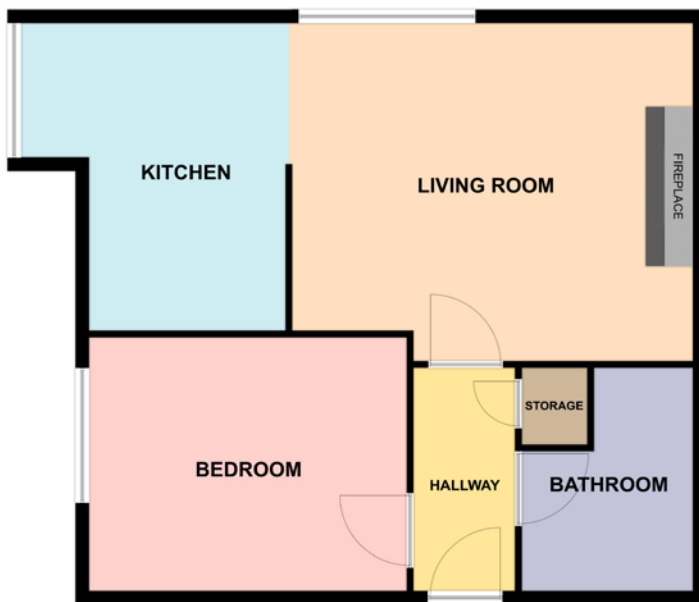




## Floor Plans

Not to scale.

For illustration purposes only



### Management Company:

Core Benchmark

### Service Charge:

c.€1725.04 per annum

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

**Head Office**  
21 Mespil Road,  
Ballsbridge,  
Dublin 4

**Blackrock Office**  
12 Rockhill,  
Main Street,  
Blackrock,  
Co. Dublin

**Gemma Farrelly BA**  
Branch Manager Blackrock Office  
e: [gemma@lansdownepartnership.ie](mailto:gemma@lansdownepartnership.ie)  
m: + 353 (0) 87 988 3824  
t: + 353 (0)1 66 01 922

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