



107 Block A Grande Central, Rockbrook,
Sandyford, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER **B2**



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this very fine dual aspect two double bedroom apartment located in the heart of Sandyford. Extending to a generous 78.6sq.m/846sq.ft and with the benefit of a large main balcony running the full length of the apartment with stunning views over the city and a south westerly second balcony. This property will greatly appeal to a variety of buyers, it has been owner occupied and well looked after since completion and offers the opportunity to acquire a turnkey residence close to all amenities. Due to the excellent dual aspect, there is a wonderful quality of light throughout which combines with the generous proportions to create superb living space enhanced by the owner's good taste. We note that as the property has been owner occupied no current rent cap applies to this property.

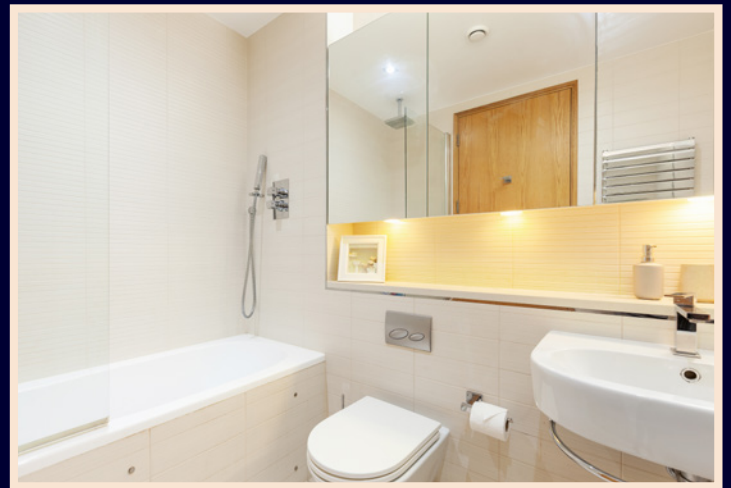
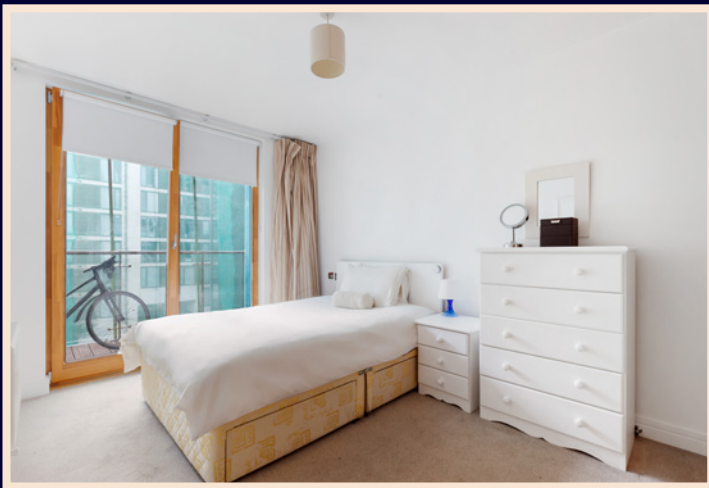
Upon entering the property, one is welcomed by a spacious hall leading to all the principal rooms of the apartment. A light filled living/dining area opens to the main balcony through floor to ceiling windows allowing light to flood into the space while to the rear is a well-equipped kitchen with granite work tops. The main bedroom has built in wardrobes access to the second balcony and a stylish ensuite and walk in wardrobe. A second good size double bedroom has further generous wardrobe space and also access to the second balcony while the accommodation is completed by a utility room, which is plumbed for a washing machine, a cloaks cupboard, a storage cupboard, and luxuriously appointed guest bathroom.

Grande Central is well positioned in the heart of Sandyford Industrial Estate and is within walking distance of many amenities. It is adjacent to the Stillorgan LUAS stop, and the Air Coach passes every 15 minutes. The development is easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets at Carrickmines Retail Park, Central Park, and also Dundrum Town Centre and village, with its choice of major retail stores, cinema, theatre and restaurants. A truly unique development, having all the amenities required for modern day living on the doorstep. Bars, restaurants, supermarkets, leisure centres, beauty salons and a cultural centre are located within the development. The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Clayton Hotel are easily accessible.

SPECIAL FEATURES

- » Spacious dual aspect 2 double bedroom apartment
- » Extending to generous 78.6sq.m/846sq.ft
- » Stunning views over the city
- » Owner occupied so no rent cap
- » Main bedroom with the benefit of ensuite and walk in wardrobe
- » Dual aspect apartment
- » Designated parking space
- » Two large balconies
- » Excellent location in the heart of Sandyford
- » Two minutes' walk to the Luas Stillorgan stop
- » Walking distance to a variety of shopping and restaurants.





ACCOMMODATION

HALL

1.09m x 9.00m (3'6" x 29'6")

Tiled floor, intercom, wall light, recessed lighting, door to cloaks cupboard with hanging rail. Door to storage cupboard with built in shelving.

UTILITY ROOM

2.26m x 0.95m (7'4" x 3'1")

Tiled floor, wooden shelving, Atmos Multi combo gas boiler, Zanussi washing machine, ceiling light.

GUEST BATHROOM

2.35m x 1.89m (7'8" x 6'2")

Tiled floor and walls, mirrored storage cabinets, bath, glass and chrome bath screen, rainfall shower head, bath/shower mixer, wc, wall mounted sink, recessed lighting, chrome radiator.

LIVING/DINING ROOM

8.21m x 3.40m (26'11" x 11'1")

Oak flooring, recessed lighting, curtain rails, pair of lined curtains, TV point, doors to Balcony.

KITCHEN

2.71m x 2.62m (8'10" x 8'7")

Built in white gloss wall and floor units, tiled floor, black granite countertop, granite upstand and cooker splashback, tiled splash back, AEG microwave, stainless steel under mounted sink, Bosch dishwasher, AEG four ring electric hob, AEG oven, AEG 70:30 fridge freezer, AEG extractor fan, recessed lighting, under mounted lighting.

BEDROOM 1

3.89m x 2.69m (12'9" x 8'9")

Carpet, ceiling light, curtain rail, lined curtains, TV point, panic button, door to balcony.

ENSUITE

2.30m x 1.20m (7'6" x 3'11")

Tiled floor and walls, large shower with glass and chrome shower door, rainfall shower head, shower mixer, recessed lighting,

mirrored storage cabinets, w.c, wall mounted sink, chrome radiator, shaving socket.

WALK IN WARDROBE

1.45m x 1.18m (4'9" x 3'10")

Built in wooden hanging, shelving and drawer units.

BEDROOM 2

3.68m x 3.13m (12'0" x 10'3" (max))

Carpet, built in wardrobe, ceiling light, window blinds, curtain rail, TV point, door to balcony.

MAIN BALCONY

8.05m x 1.55m (26'4" x 5'1")

Northeast facing with stunning views over the city to Howth and beyond, wooden decking, outdoor lighting, glass and steel balustrade.

SECOND BALCONY

5.67m x 1.30m (18'7" x 4'3")

Southwest facing with wooden decking, outdoor lighting, glass and steel balustrade.

CAR PARKING

One designated car space. No: 127



OUTSIDE

There are two spacious balconies. The main balcony runs the full length of the property with glass and steel balustrade and boasts incredible views while the second balcony has a lovely south westerly aspect. There is in addition a designated parking space.

CAR PARKING

Designated secure underground car space.
Bicycle store available

MANAGEMENT COMPANY

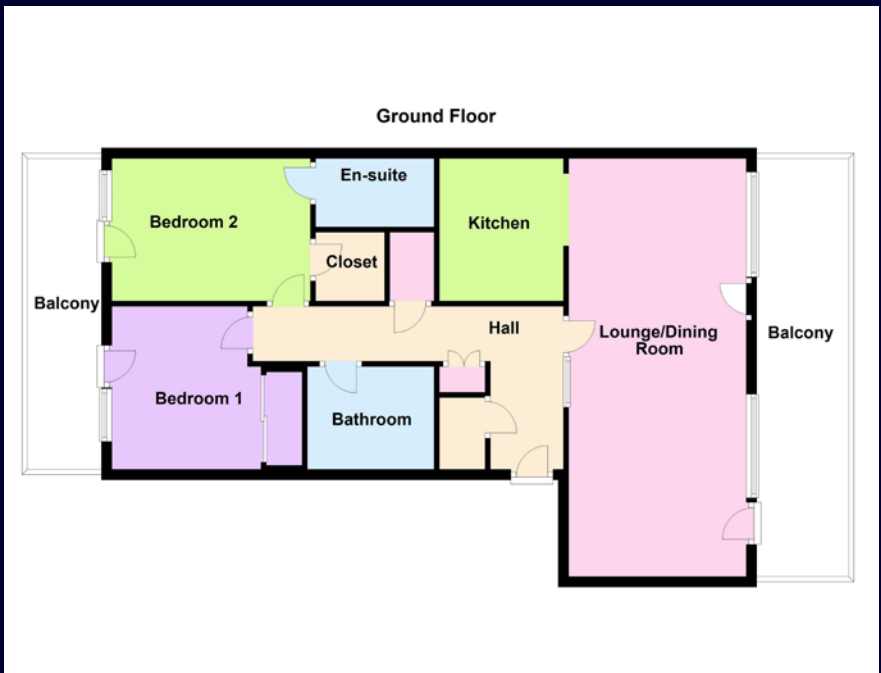
Management Company: Rockbrook Grande
Central Owners' Management Co Ltd
Management Agent: Aramark
Service Charge: € 2,488.66 Per Annum

BER DETAILS

Rating: B2
BER No: 101972610
Energy Performance Rating: 109.73 kWh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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