

OUTSIDE

1.66m x 2.50m (5'5" x 8'2")

Range of fitted units incorporating worktop areas with tiled surround and stainless steel sink unit. Quality appliances including Zanussi washing machine, Zanussi oven, hob and extractor fan and Whirlpool fridge.

BER DETAILS

BER Rating: E1
BER Number: 102698164
Energy Performance Indicator: 314.64 kWh/m²/yr.

MANAGEMENT COMPANY

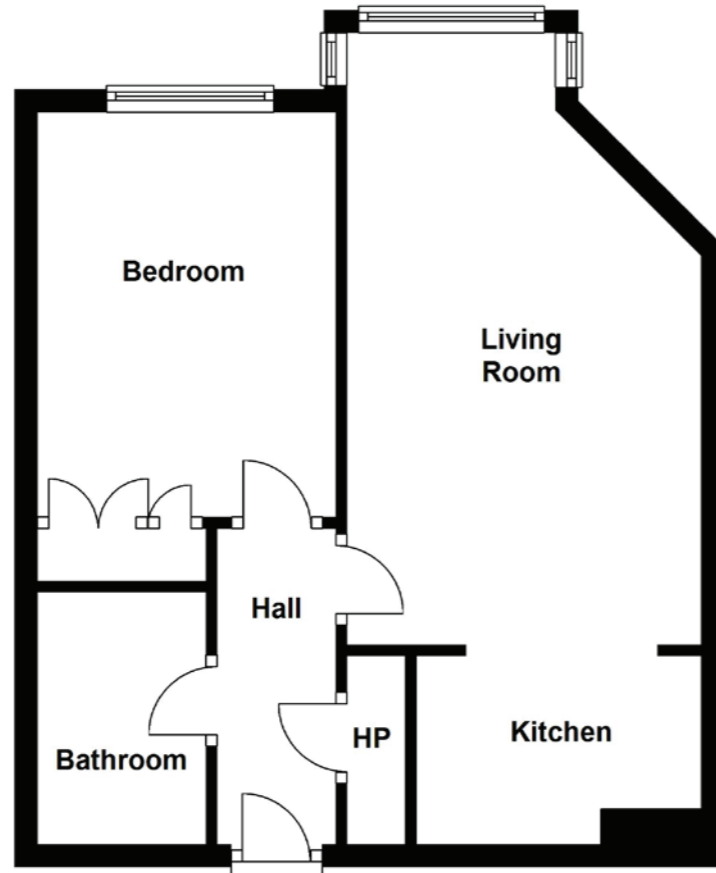
SKY Property Management.
Tel: 01 295 7413
Service Charge: €1,500 per annum

DIRECTIONS

Coming from Sandymount Village, travel along Gilford Road and at the junction with Park Avenue veer left again onto Gilford Road. Windermere is located on the left hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



Apt. 40, Windermere, Gilford Road,
Sandymount, Dublin 4.

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PSRA Licence no: 001631



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. Made with Metropix © 2009.

Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.

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www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this well presented one bedroom second floor apartment set in the prestigious development of Windermere. No. 40, Windermere is presented in good condition throughout and extends to approx. 44sq.m. / 474 sq.ft. The deceptively spacious accommodation comprises entrance hallway, living room, kitchen and bathroom. It also benefits from access to an outside storage area, ideal for extra storage space and an abundance of non-designated parking. A property in Windermere will encompass all that a discerning purchaser might require from a South Dublin pied a terre.

Windermere enjoys one of Dublin's most convenient and popular locations having all having all of Sandymount's many amenities, including Sandymount Strand, within walking distance. Sandymount Village, Ballsbridge and Merrion Shopping Centre along with their vast array of bijou restaurants, coffee shops and boutiques are all within a gentle stroll. Public transport is well catered for with Sandymount DART station being within a short stroll. Windermere is also just a short drive from some of Dublin's principle places of business such as Fitzwilliam Square, Merrion Square, Baggot Street and the IT hub at Grand Canal Dock. Numerous sports grounds are all close by including the RDS, Merrion and Pembroke Cricket Clubs and Lansdowne Football Club.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Well-presented throughout.
- » Balanced proportions of approx. 44sq.m. / 474 sq.ft.
- » Second floor apartment accessed by a lift.
- » Secure gated development.
- » Audio/Video intercom.
- » External Storage Unit.
- » Ample non-designated parking.
- » Prime Sandymount location.
- » Excellent transport links including Sandymount DART Station.



ACCOMMODATION

ENTRANCE HALLWAY

1.04m x 2.78m (3'5" x 9'1")

Hotpress with cylinder and offering extra storage space.

BATHROOM

2.22m x 1.48m (7'3" x 4'10")

Fully tiled with white suite incorporating bath with shower attachment, w.h.b. and w.c.

BEDROOM

3.56m x 2.62m (11'8" x 8'7")

Double bedroom with fitted wardrobe and carpet flooring.

LIVING ROOM

5.38m x 3.11m (17'8" x 10'3")

(Max Measurement)

Bright area with feature open fireplace, timber mantle and marble hearth, fitted shelving and cabinet units, intercom and box window.

KITCHEN

1.66m x 2.50m (5'5" x 8'2")

Range of fitted units incorporating worktop areas with tiled surround and stainless steel sink unit. Quality appliances including Zanussi washing machine, Zanussi oven, hob and extractor fan and Whirlpool fridge.

