



2 Wellington Lodge, Serpentine Avenue, Ballsbridge, Dublin
4 D04AH67

Beirne
& Wise

For Sale By Private Treaty

This is an attractive ground floor apartment of 43 sq. (463 sq. ft.) approx. superbly situated in this gated small scale, low density development in the heart of Ballsbridge. No 2 occupies a corner position looking onto the communal gardens.

Built in the 1980's this apartment has been well maintained and upgraded over the years. The accommodation is bright and well-proportioned and includes an entrance hall with a storage closet, good sized living/dining room, kitchen, double bedroom and a shower room.

The location is just superb with every conceivable amenity on your door step. The RDS, and Intercontinental Hotel are just across the road, it is just a short walk to Herbert Park and Sandymount Strand. The Dart provides speedy access to the city and beyond and most importantly this apartment is close to Dublin's principal places of business. There is excellent local shopping and a selection of restaurants and coffee shops nearby.



Special Features

- Gated development with off street parking
- Convenient location in heart of Ballsbridge
- Ground Floor Apartment
- Hardwood double glazed windows
- Modern Electric Heating / Intercom
- Floor area 43 sq. m. (463 sq. ft.) approx.

Accommodation

ENTRANCE HALL

With laminate flooring and access to cloaks closet.

LIVING/ DINING ROOM

5.22m x 3.19m

Bright and airy, well -proportioned room with sunny aspect overlooking communal grounds and the attractive feature granite wall. There is laminate flooring and a large window opening to a small balcony area with step over access. A sliding door provides access to;





KITCHEN

3.18m x 2.17m

With high level window and tiled flooring and is fitted with an array of high gloss style wall and floor mounted units with tiled splash back. There is an electric oven, hob and overhead extractor fan and it is plumbed for a washing machine.

BEDROOM

4.07m x 2.53m

Generous double room with laminate flooring and contemporary built- in wardrobes again looking onto the secluded communal gardens.

BATHROOM

Modernised and fully tiled with suite comprising; curved shower tray with screen complete with electric shower unit, vanity style basin with overhead mirror and wc. There is an electric chrome heated towel rail and access to the hot press.

GARDENS

There is an attractive granite walled entrance area with electric gates provides access to the development. There is secure off street parking and well looked after gardens with a selection of mature trees and shrubs.

MANAGEMENT COMPANY

Benoit Management Co. C/O Wyse Property Management

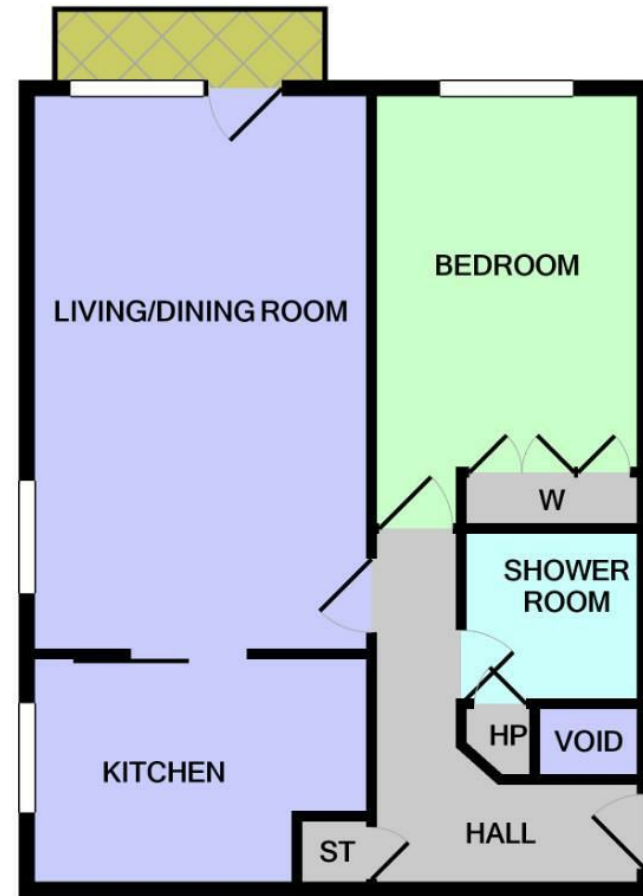
SERVICE CHARGE: €1,575.10 Per Annum (subject to review)

BER

Number: 115003923

Output: 266.46 kWh/m2/yr.





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