

# For Sale

By Private Treaty

Guide Price

## €235,000

# grimes<sup>g</sup>



## 2 Bed Apartment – c. 94.31m<sup>2</sup> / 1015.14ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

Apt 36, The Turnpike

Santry Cross

Dublin 11

D11 AE78

PSRA No. 001417



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present to the market Apartment 36 The Turnpike, Santry Cross. This spacious two-bedroom top floor apartment is set overlooking a green area and is flooded with natural light with the aid of large windows. Internally the freshly painted interior comprises; entrance hallway with storage press, an open plan kitchen/living/dining room. Enjoying a south facing aspect this space has direct access onto a private terrace. There are two generous double bedrooms with the main bedroom featuring an en-suite shower room. A family bathroom completes the accommodation.

Santry Cross is close to City Centre and within easy access of the M50 & Dublin Airport. It is within walking distance of the Northwood Leisure Centre, IKEA, DCU, coffee shops, bars and shopping facilities. Outside area consists of a visitor parking area, electronic gates, communal gardens pedestrian access from Ballymun Road.

## ACCOMMODATION

Entrance Hallway 2.67m x 2.81m	Bright entrance hallway with wood laminate floor.
Kitchen / Living Room / Dining Room 4.69m x 2.07m / 3.04m x 3.70m 1.65m x 3.70m	Open plan dining/living area with fitted kitchen with wood laminate flooring and sliding patio doors to the rear garden.
Family bathroom 1.74m x 2.31m	WC, WHB and bath with shower attachment. Tiled floor and tiled splashback and bath area.
Master Bedroom: 3.89m x 5.22m	Overlooking a green area, this large double bedroom has built in wardrobes and an en-suite.
En-Suite: 1.61 x 1.94	With WC, WHB and shower.
Bedroom 2: 3.78m x 2.43m	Located to the left of the entrance hall with laminate wood flooring.
Balcony: 9.75m x 1.51m	South facing balcony overlooking a green area

## FEATURES

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- 1 x Underground parking space allocated
  - Recently repainted throughout.
  - Large balcony overlooking a green area
  - Located close to schools, shopping centers, train station and local amenities.
  - Easy access to M1, M50, of Dublin Airport and Dublin City Centre
  - Superb investment opportunity for owner occupier/investor alike.
  - Monthly Rent €1,851 / Date Rent was set June 2023 / Date Vacated Feb 2024
  - Annual Service Charge - €2,714 - Management Company is Santry Cross Management CLG.
  - Built in 2004
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## IMAGES





## PRICE

AMV €235,000

## VIEWING

By appointment.  
Dermot Grimes

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday  
to Friday and by appointment on Saturdays.

## THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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