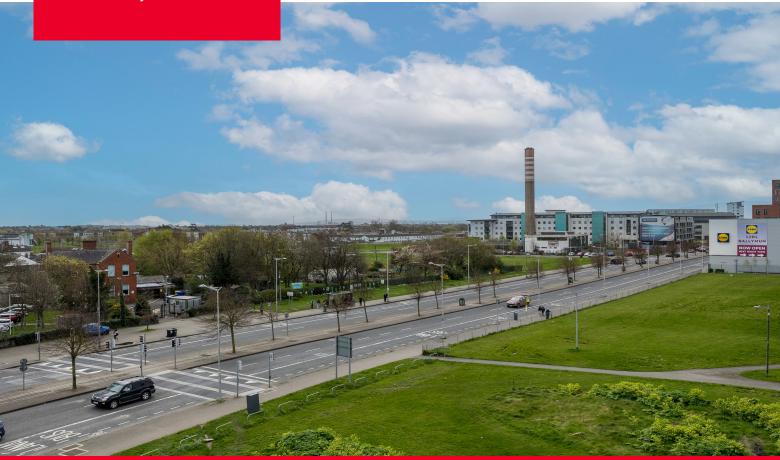
# For Sale

By Private Treaty

Guide Price

€235,000





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









## **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**

- 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

# **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.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129 M. 087-6478049

E: dermot@grimes.ie

#### **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.  $\leq 300k = \leq 3k$ )



EBS d.a.c. is regulated by the Central Bank of Ireland.

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