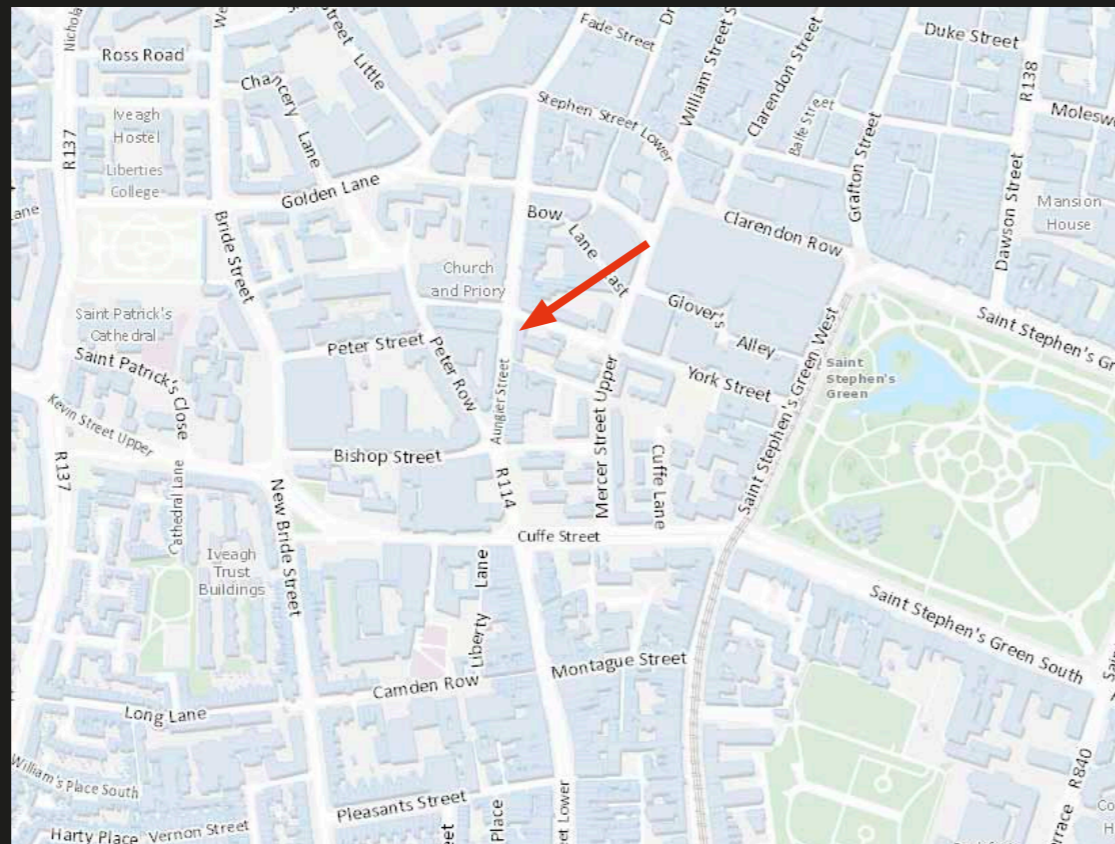




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For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty



20 Sherborne, 26-30 Aungier Street, Dublin 2

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

20 Sherborne, 26-30 Aungier Street, Dublin 2



Allen & Jacobs is delighted to present this stunning top floor two-bedroom apartment to the market. Benefiting from a dual aspect, the apartment has been newly renovated to the highest standard throughout and now boasts excellent décor, new timber floors throughout, separate contemporary kitchen, lift and access to roof garden with panoramic views.

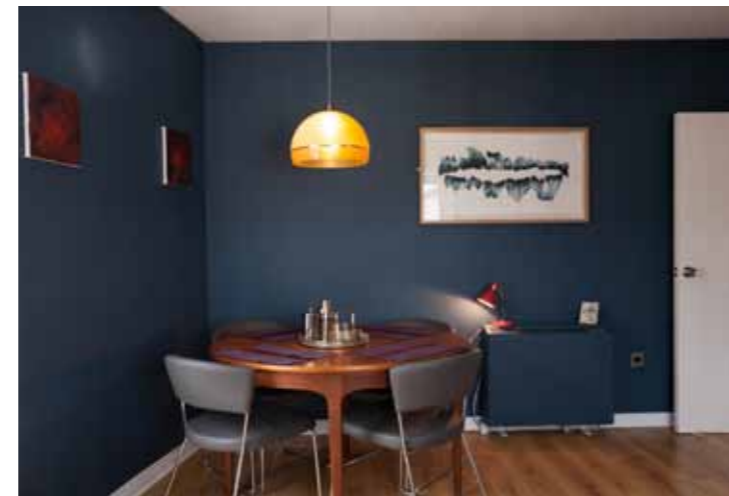
Located a stone's throw of St. Stephen's Green & Grafton Street, the location is second to none. It is surrounded by a host of amenities including some fantastic restaurants, bars and cafes and also a short stroll from both the vibrant South Great George's Street and Temple Bar. Both D.I.T. Aungier street and St. Kevin's Street are adjacent as are a number of leisure facilities, business and office hubs. The nearest Luas station is located 2 minutes' walk at St. Stephen's Green and now offers extended lines and linkup with the Red line.

Accommodation briefly comprises; entrance hall, separate kitchen, living/dining room with, two double bedrooms and a bathroom.

Ideal for those looking for an excellent centrally located pad or investment with excellent rental income. Viewing highly recommended.

At A Glance

- Unbeatable location
- Newly renovated
- New timber floors throughout
- Separate contemporary kitchen
- Roof garden with views
- Dual aspect
- Double glazed windows
- Top floor
- Lift
- TV, Internet & phone connection available
- Intercom
- Stone's throw to Grafton Street & St Stephens's Green
- Beside extended Green Luas line
- Heart of city centre
- Excellent investment with high yield return



Viewing

Strictly by prior appointment
Only with sole agents Allen & Jacobs
t : 531 3939 f : 531 3553
e : city@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS
& Robert Allen

Accommodation

Hallway: Storage press, hot press, attractive timber floors

Kitchen: 2.80m x 1.52m Fully fitted eye & floor level press units, stainless steel sink unit, tiled splash back, electric oven, hob, extractor fan, attractive timber floors

Living Room/Dining Room: 4.45m x 3.95m Dual aspect with access to 2 x flower pot balconies, attractive timber floors, mock fireplace

Bedroom 1: 4.07m x 3.30m Fitted wardrobes, attractive timber floors

Bedroom 2: 2.69m x 2.68m Fitted wardrobes, attractive timber floors

Bathroom: 1.97m x 1.67m Fitted bath with electric pump fitted shower unit, pedestal whb, wc, part tiled walls

Service Charge

We have been informed that the current service charge is €1,873 per annum.

