

75 MILLRACE ROAD, Phoenix Park Racecourse, Castleknock, Dublin 15, D15 R656



Two Bedroom Apartment

BER B

Large two bedroom second floor apartment with a sunny southwest orientation in the Phoenix Park Racecourse which is a well-designed modern Flynn & O'Flaherty development in a vibrant location beside the magnificent Phoenix Park.



THE PROPERTY

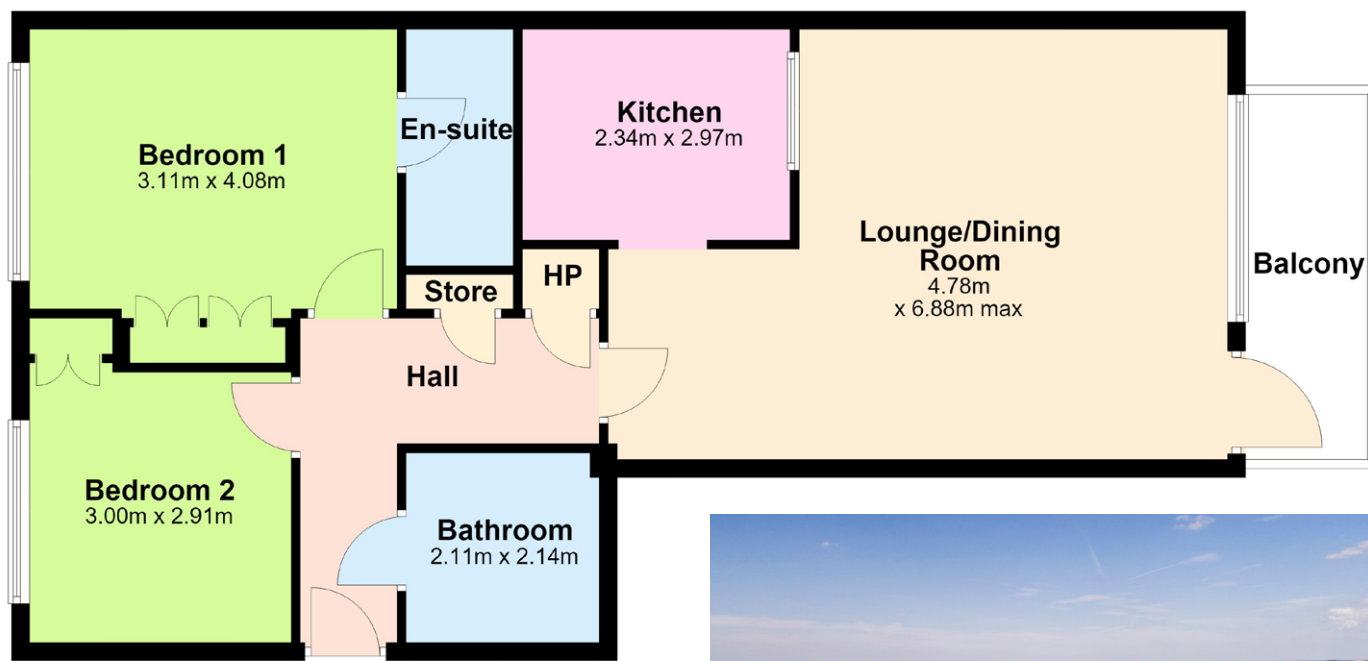
- No. 75 Millrace Road is a large two bedroom second floor apartment with a sunny south west orientation in the Phoenix Park Racecourse which is a well-designed modern Flynn & O'Flaherty development in a vibrant location beside the magnificent Phoenix Park.
- The location of No. 75 Millrace Road is highly convenient, enjoying ease of access to Castleknock village a number of popular amenities, including shopping facilities, restaurants and bars. The Phoenix Park and Blanchardstown Shopping Centre are all within easy access. Convenient also to employment hubs as well as sport and leisure facilities.
- Castleknock Village and The Phoenix Park provide some of the city's finest amenities in this highly sought after residential location. The Phoenix Park Racecourse offers an amenity rich lifestyle at an advantageous location, with a Neighbourhood Centre on site, anchored by Londis foodhall comprising of a 500 sq.m premises which provides residents with a convenient retail amenity including: off-licence, deli and hot food. There is also the Phoenix Park Pharmacy, Nazoo Skin & Beauty who specialise in delivering high quality skincare and beauty services, KB Coffee Shop and the Hair Room.
- Terms have recently been agreed with an expanding creche operator and it is due to open this year along with a veterinary clinic, which will further enhance the offerings available to local residents.
- Millrace Road apartments and grounds are well designed and finished with excellent hard and soft landscaping incorporating many mature trees throughout an elegant setting that adjoins the 1,760 acres of public parklands at the Phoenix Park. Supporting facilities onsite include: parks, shops, café, salon, piazzas, court-yards, offstreet car and bicycle parking. There is also excellent bus and rail transport links to Dublin City Centre.
- The Phoenix Park Racecourse enjoys a unique strategic location, close to both the city centre and the M50 Ring Road making it a perfect location for getting around Dublin City.

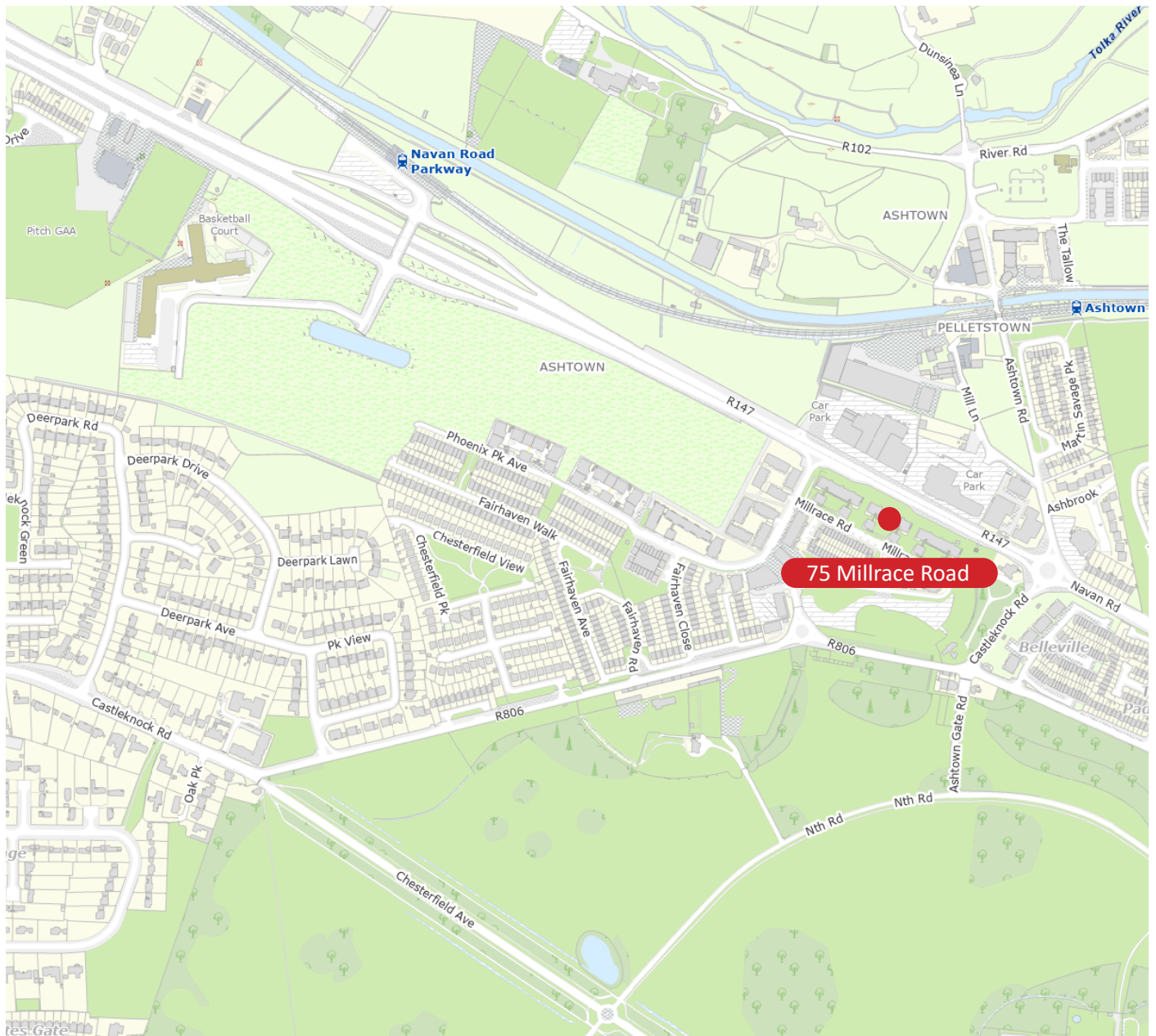
Accommodation:

- No. 75 extends to 78 sq.m / 840 sq.ft comprising entrance hall, large living room & dining area & fitted kitchen, opening onto a balcony with southwest orientation, bathroom, two double bedrooms, one with ensuite along with one designated car space.









ORDNANCE SURVEY LICENCE NO. AU0009526 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

SERVICE CHARGE:

Currently approximately €2,712 per annum

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment. Virtual Tour also available.

BER Details:

BER B

BER No. 111602033

Energy Performance Indicator: 122.18 kWh/m²/yr



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