

FOR SALE

BY PRIVATE TREATY

**Apartment 126
Meridian Court
Royal Canal Park
Dublin 15
D15TP2K**



One Bedroom Apartment
c.44.59 sq.m / 480sq.ft



Price: €225,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present No.126 Meridian Court to the market ideally situated in Ashtown, Dublin 15. This superb 1 bed, 5th floor apartment is presented in excellent condition throughout. Meridian Court is located in a large modern residential development set in Royal Canal Park. The property is close to every conceivable amenity, Ashtown village is only a short walk away along with the Phoenix Park. Public transport options include the Ashtown train station, the Broombridge LUAS stop and a numerous bus routes serving the city centre.

Internal living accommodation of c. 480 sq.ft comprises of entrance hallway, spacious open plan living/kitchen area, storage closet, double bedroom with built in wardrobe, and a tiled bathroom with bath and shower. The property benefits a 5th floor position, double glazed windows throughout and a secure underground car parking space.

No 126 will appeal to first time buyers and investors -
Call Ray Cooke Auctioneers for further information!

FEATURES

c. 480 sq.ft

BER C3

Management fees €1,200 per annum

1 bed 1 bath apartment

5th floor position

Secure underground parking space

Bright and spacious kitchen/living area

Decked balcony

Double glazed windows throughout

Excellent transport routes on doorstep

10 minute walk to Ashtown Station and Village.

Walking distance to bus routes 37, 38/A/B, 39/A and 70.

Within walking distance of the Phoenix Park

Close to Finglas Village, Charlestown & Glasnevin

Within easy reach of M50 & N2 motorways



ACCOMMODATION



HALLWAY

12'1" x 4'2" (3.7m x 1.3m)

Timber flooring with access to the living / kitchen area, bath room and bedroom.

LIVING ROOM / KITCHEN

Living Room 14'4" x 10'4" (4.4m x 3.2m)

Timber flooring with access to balcony.

Kitchen 7'5" x 7'8" (2.3m x 2.4m)

Tiled flooring with fitted units.



BEDROOM 1

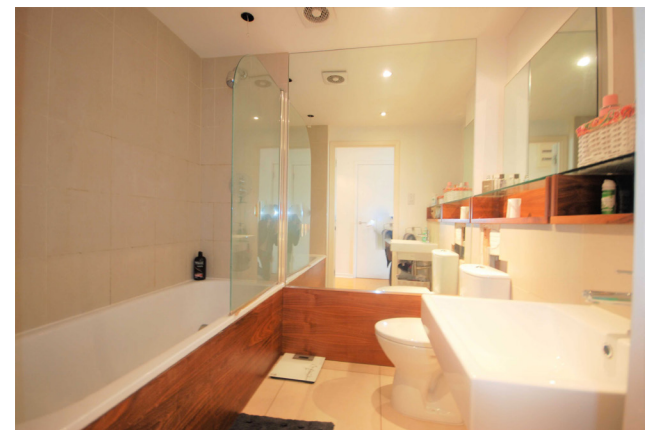
10'4" x 10'4" (3.2m x 3.2m)

Double bedroom with carpet to floor, built in wardrobes.

BATHROOM

7'8" x 5'5" (2.4m x 1.7m)

Tiled flooring with WC, WHB and bath with shower.





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metreplex ©2021

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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