



55 BELMONT HALL

MIDDLE GARDINER STREET • DUBLIN 1



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A superbly located two bedroom apartment in the heart of Dublin City Centre, offering bright and spacious accommodation.

Belmont Hall is a secure modern apartment block, situated close to the junction of Parnell Street and Middle Gardiner Street. No. 55 is a well-presented two bedroom, fourth floor (with lift) apartment with cityscape views and the added advantage of an underground car parking space.

The well laid out accommodation extends to approx. 57.83 sq. m./622 sq. ft. and briefly comprises an entrance hallway with two storage cupboards, a large living/dining room with fireplace and double doors to a Juliette balcony overlooking Parnell/Gardiner Street. There is a separate kitchen with tiled floor, an extensive range of eye and floor level units and integrated appliances.

There are two sizeable bedrooms with excellent built in wardrobe space and a shared bathroom. Features include timber floors throughout, double glazed windows. Viewing is highly recommended.





Location & Amenities

The location of no. 55 is noteworthy as it brings all of the City Centre within walking distance. Public transportation options are superb with Red Line Luas, Cross City Luas, Connolly Train Station and Busaras all close by. Belmont Hall is also in close proximity to O'Connell Street and Henry Street offering superb shops, bars and restaurants. There is an enviable choice of primary and secondary schools in the locality to include Gardiner Street school, Dorset College and Belvedere College to name but a few.



Features:

- Lift access
- Electric storage heating
- Double glazed windows
- Seperate kitchen
- Excellent rental location
- Underground car park space

BER: C1

BER Number: 112406749

Energy Performance Indicator: 174.02 kWh/m²/yr

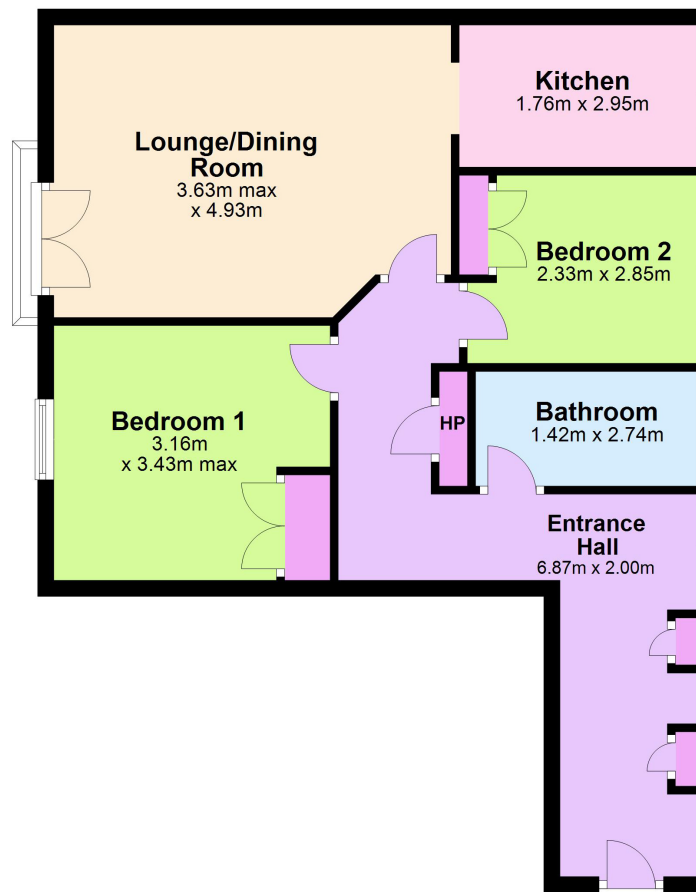
Service Charge: €1,500 per annum

Management Company: Belmont Hall Management Services

Approximate Size: 57.83 sq. m./622 sq. ft.

Viewings: By Appointment

Floor Plan



 **Knight
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