

51 GRAND CANAL WHARF

GRAND CANAL DOCK • DUBLIN 4



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No. 51 is an impressive water front apartment, located in this highly sought after secure development.

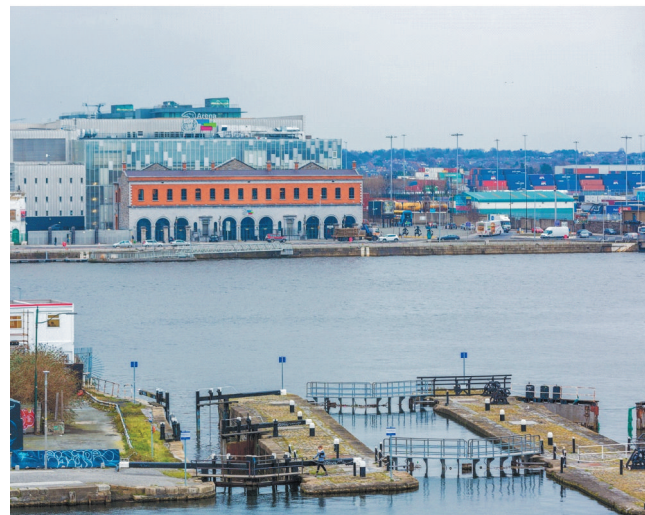
This light filled spacious apartment extending to approximately 63 sq m/732 sq ft of well laid out accommodation, presented in turnkey condition.

A fantastic feature of this particular apartment is the views that it enjoys from each room over the River Liffey, Dublin City Centre and beyond.

The accommodation comprises entrance hall with a large storage closet which provides access to all accommodation. The bright living room features floor to ceiling picture windows with views of the Dock and Dublin mountains in the distance, off the living area a fully fitted kitchen. There are two well-proportioned double bedrooms (master en suite) and a bathroom.

This wonderful accommodation affords the discerning purchaser the space to style and adapt to their requirements.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Location and Amenities

Grand Canal Wharf's location in the heart of Dublin's business district is ideal with its close proximity to the International Financial Services Centre (IFSC), the burgeoning technology corridor of 'Silicon Docks' and the Convention Centre Dublin (CCD).

Residents looking for entertainment will find Grand Canal Wharf ideally located to Dublin's newest cultural and entertainment venues such as the Grand Canal Theatre, the 3 Arena and the Aviva Stadium.

Grand Canal Wharf enjoys the convenience of Grand Canal Dock's Dart station, Dublin Bus Routes, as well as a Dublin Bike station at the the entrance to the Grand Canal Wharf. The modern design coupled with the central location of this property will guarantee to appeal to a broad section of the market to include both investors and home owners alike.



Features

- Waterfront views
- Centrally located
- Designated parking space
- Lift service

BER: D1

BER Number: 109543272

Energy Performance Indicator: 225.47 kWh/m²/yr

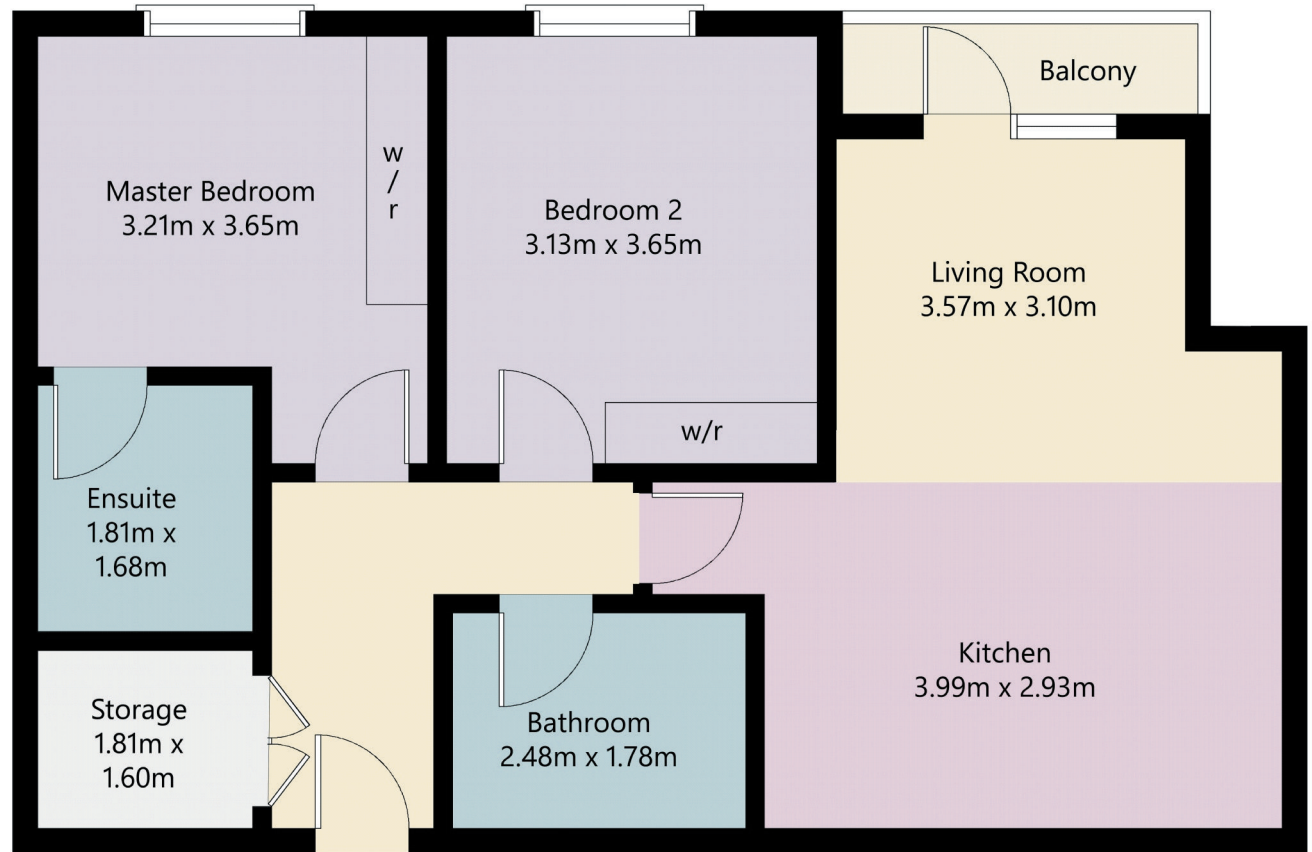
Approximate Overall Size: 68 sq m / 732 sq ft

Annual service charge: €2,646.14

Viewing:

Laura Foody

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NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such.
These plans are for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to this important notice.