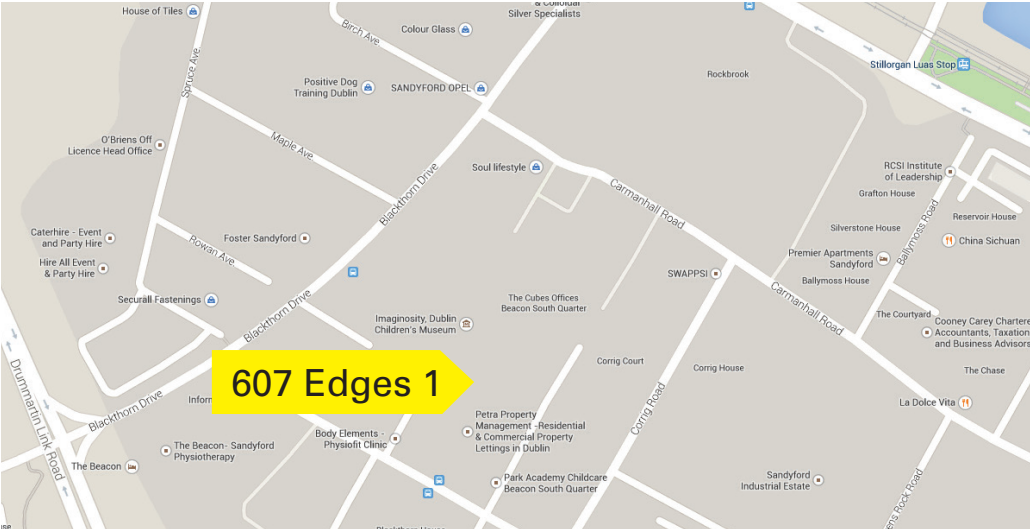




Beacon Plaza



Concierge



Morrison
Estates

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PSRA License No. 002958

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Morrison
Estates

607 Edges 1, Beacon South Quarter, Sandyford, Dublin 18.

BER C2



For Sale by Private Treaty

A superb sixth floor apartment which enjoys an open outlook from all rooms with views towards the sea and over a landscaped garden area; the interior is in excellent decorative order, finished to a discerning standard, flooded with natural light and further enhanced by a private balcony and a designated secure car parking space.

The Cubes is the residential arm of the highly regarded upmarket Beacon South Quarter development easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets; Carrickmines Retail Park, Central Park and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars
The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Bewleys Hotel are easily accessible.

Features Include

- Bright, well proportioned accommodation c. 60 Sq. M (645 Sq. Ft)
- Absolutely turn key, pristine condition
- Stunning open aspect with views towards the sea and over landscaped garden area
- Fitted curtains, blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher , microwave, washer/dryer and fridge/freezer included in the sale
- All loose furniture available separately to an intending purchaser.
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Concierge Reception
- Double glazed windows throughout
- Security Intercom Mood Lighting Lift to all floors
- Designated underground car parking space approached by electronic security gates
- Meticulously maintained landscaped grounds within the development
- Enviably convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS

Accommodation

- Reception Hallway:** 1.54m x 1.34m, with timber flooring, recessed lighting, storage press, security intercom and door to
- Open Plan Living/Dining/Kitchen:** 6.22m x 4.22m Living Room/Dining Room: with timber flooring, recessed lighting, tv point, floor to ceiling windows with breathtaking open views
- Kitchen:** with an extensive range of built-in presses and units, solid wood worktops, Neff oven and hob, Neff microwave, stainless steel extractor fan, Franke stainless steel sink unit, fridge/freezer, dishwasher, washer/dryer, feature shelved display area, breakfast bar, ceramic tiled floor, recessed lighting

THERE ARE TWO BEDROOMS:

- Bedroom 1:** 3.5m x 2.8m, with range of built-in wardrobes, french door to balcony, and door to
- En-Suite Shower Room:** 2.11mx 2.11m, with fully tiled step-in shower, wc with concealed cistern, vanity wash hand basins, glass shelving, fitted mirror and shaver socket, tiled walls and floor
- Bedroom 2:** 3.46m x 3.46m, with range of built-in wardrobes, timber flooring
- Bathroom:** with white suite comprising bath with shower over, tiled walls, wc with concealed cistern and vanity wash hand basin, fitted mirror, shaver socket, recessed lighting, tiled floor

Management Agents: Aramark **Annual Service Charge:** c. €1550.00

BER: C2 **BER No:** 103663209 **Energy Performance Indicator:** 194.93 kWh/m2/yr

Viewing: By prior appointment.

