

For Sale

By Private Treaty

Guide Price

€250,000

grimes^g



3 Bed Apartment – c. 94.31m² / 1015.14ft²

FOR SALE BY PRIVATE TREATY

Apt 25, The Turnpike

Santry Cross

Dublin 11

D11 AE78

PSRA No. 001417



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market Apartment 25 The Turnpike, Santry Cross. This spacious three-bedroom top floor apartment is set overlooking the communal gardens and is flooded with natural light with the aid of large windows. Internally the freshly painted interior comprises; entrance hallway with storage press, an open plan kitchen/living/dining room. Enjoying an east facing aspect, this space has direct access onto a private terrace. There are three generous double bedrooms with the main bedroom featuring an en-suite shower room. A family bathroom completes the accommodation.

Santry Cross is close to City Centre and within easy access of the M50 & Dublin Airport. It is within walking distance of the Northwood Leisure Centre, IKEA, DCU, coffee shops, bars and shopping facilities. Outside area consists of a visitor parking area, electronic gates, communal gardens pedestrian access from Ballymun Road.

ACCOMMODATION

Entrance Hallway 3.28m x 2.30m	Bright entrance hallway with wood laminate floor.
Kitchen / Living Room 5.76m x 2.00m / 5.76m x 3.22m	Open plan dining/living area with fitted kitchen with wood laminate flooring and sliding patio doors to the rear garden.
Family bathroom 1.82m x 2.10m	WC, WHB and bath with shower attachment. Tiled floor and tiled splashback and bath area.
Master Bedroom: 3.89m x 5.22m	Overlooking the communal gardens, this large double bedroom has built in wardrobes and an en-suite.
En-Suite: 1.73 x 1.48	With WC, WHB and shower.
Bedroom 2: 4.45m x 2.93m	Located to the left of the entrance hall with laminate wood flooring.
Bedroom 3: 3.37m x 2.59m	Located to the right of the entrance hall with laminate wood flooring.
Balcony: 9.75m x 1.51m	East facing balcony overlooking the communal gardens

FEATURES

- Recently repainted throughout.
 - Large balcony overlooking the communal gardens
 - 1 x underground parking space allocated
 - Located close to schools, shopping centers, train station and local amenities.
 - Easy access to M1, M50, of Dublin Airport and Dublin City Centre
 - Superb investment opportunity for owner occupier/investor alike.
 - Monthly Rent €2,069 / Date Rent was set Oct 2023 / Date Vacated Jan 2024
 - Annual Service Charge €3,246 - Management Company - Santry Cross Management CLG
 - Built in 2004
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IMAGES





PRICE

AMV €250,000

VIEWING

By appointment.
Dermot Grimes

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday
to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

2% Back-in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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