



505 One Beacon, Beacon Court, Sandyford, Dublin 18





For Sale by Private Treaty

A modern fifth floor luxury apartment with panoramic views over Dublin's south city and Dublin mountains are main feature of this modern bright creatively designed two bedroomed apartment set in south Dublins prime business location adjacent to the Beacon Hotel and Hospital and which is finished to an exacting standard throughout and benefits from designated underground car parking and a private sun balcony with south westerly facing aspect.

The property was owner occupied since new and was also entirely refurbished in September 2017 and features a high gloss kitchen, luxuriously appointed marble bathroom, mood lighting, high ceilings and distinctive communal areas are further complemented as these upmarket Apartment Suites are connected to the Beacon Hotel and its services are available to the One Beacon Residents.

One Beacon is the residential arm of the highly regarded upmarket Beacon Court development which is the anchor of all the residential development in the area, and which is easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets. The Carrickmines Retail Park, Central Park at Leopardstown and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also nearby. The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Parks, The Beacon Hospital and Beacon Shopping Centre, as well as The Clayton Hotel are easily accessible.



Features Include

- Bright, spacious accommodation c. 74 Sq. M, (790 Sq. Ft)
- Prime location within the One Beacon development being on fifth floor with panoramic views
- Walk into condition- immaculately presented as it was refurbished in 2017, welcoming interior
- Fitted carpets, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/freezer are included in the sale
- Smart Home Technology
- Mood Lighting
- High ceilings
- Gas Fired Central Heating
- Fully fitted kitchen with feature island unit with hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors
- Designated basement car parking space
- Private balcony with view towards mountain
- Prime location close to the M50, Sandyford Business Park, LUAS and Dundrum Town Centre.

Accommodation

Reception Hallway: with porcelain tiled floors, recessed lights and Security Intercom

Living/Dining Room: 5.25m x 3.5m, with recessed lighting, provision for wall mounted television, floor to ceiling windows, French door to balcony

Kitchen: 3.50 m x 2.9m, with an extensive range of built-in units and storage presses, Neff oven, Neff hob, Elica stainless steel extractor fan, integrated Neff dishwasher, Indesit washing machine, stainless steel sink unit, porcelain tiled floors

Walk In Cloakroom Cupboard

HotPress

TWO DOUBLE BEDROOMS:

Master Bedroom Suite: 5m x 2.7m (overall), with an extensive range of built-in wardrobes, recessed lighting and door to En- Suite Shower Room: with marble tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail

Bedroom 2: 4.05m x 2.5m, with range of built-in wardrobes Bathroom: with white suite comprising Jacuzzi bath with shower over, wc with concealed cistern, wash hand basin.

Management Co. PPS Services

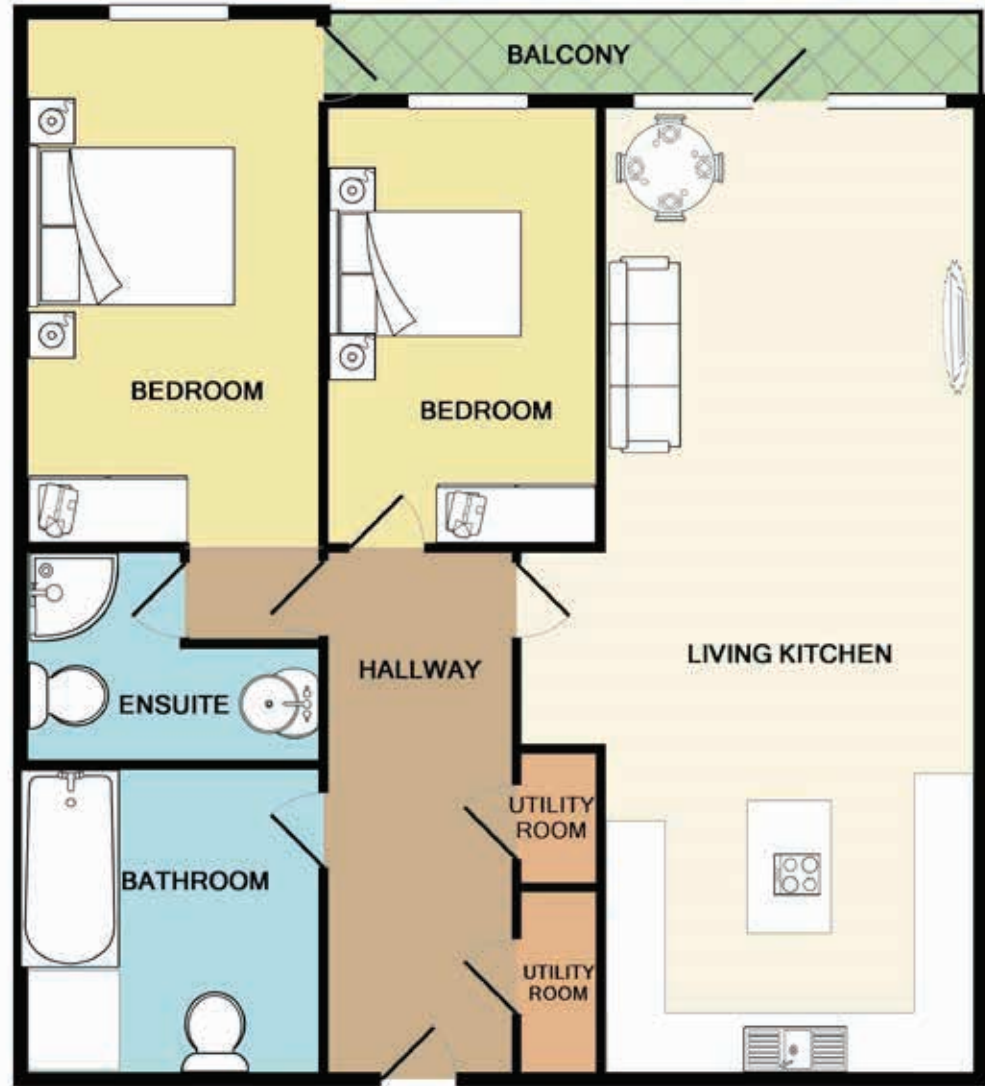
Service Charge c. € 1825.00 Per Annum

BER Details BER: B2 BER Number 110910700 Energy Performance Indicator: 119.65 kWh/m²/yr

Viewing: By prior appointment

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