



ALLEN  
& JACOBS

For Sale  
by Private Treaty

Apartment 92, Fitzwilliam Point, Ringsend,  
Dublin 4, D04YC52

BER C2

# Apartment 92, Fitzwilliam Point, Ringsend, Dublin 4, D04YC52

Allen & Jacobs Estates is delighted to present this extremely spacious, first floor, 2 bed, 2 bath apartment with extra-large balcony and parking space in this exclusive development within a short stroll of Grand Canal Dock. Presented in wonderful condition throughout, the bright and spacious accommodation c.83sqm/893sqft briefly comprises entrance hall, living room/dining room, kitchen, utility room, two double bedrooms (master ensuite) and bathroom.

Fitzwilliam Point is a well-managed and maintained development with access to Fitzwilliam Quay on one side and Ringsend Village on the other. A stone's throw from Grand Canal Dock and Basin, there is an excellent choice of amenities in the immediate vicinity including an array of buzzing cafés and restaurants, a large choice of sports and fitness clubs, local shops as well as the Bord Gais Theatre and the National Convention Centre. The area is well serviced by local bus routes and the DART, while the Aviva Stadium and RDS are nearby. The property is within walking distance of many prestigious employers such as AirBnB, Google, Indeed, Mason Hayes Curran, William Fry, Facebook and many more. This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge.

Viewing is highly recommended.

## At A Glance

- ♦ Adjacent to Grand Canal Dock
- ♦ Benefits from plenty of natural sunlight
- ♦ Extra-large balcony
- ♦ Stunning condition throughout
- ♦ First floor apartment
- ♦ Spacious accommodation c.82sqm
- ♦ Designated underground parking space
- ♦ Lift
- ♦ Intercom
- ♦ Cable TV, phone & internet connection available
- ♦ BER C2



## Accommodation

- ◆ Entrance Hall: 70.5m x 1.05m:
- ◆ Open plan living/dining room: 5.7m x 5.65m:
- ◆ Kitchen: 2.8m x 2.53m:
- ◆ Bedroom1: 4.65m x 2.7m:
- ◆ Ensuite: 1.7m x 1.7m:
- ◆ Bathroom: 4.65m x 3.33m:
- ◆ Bathroom: 2.35m x 1.7m:
- ◆ Balcony: 6.31m x 3.63m:

## Service Charge

We are informed that the current service charge is €2,100 per annum, and this can be paid annually or by monthly direct debits.



### Negotiator

Andrew Allen  
MIPAV MMCEPI

### Viewings

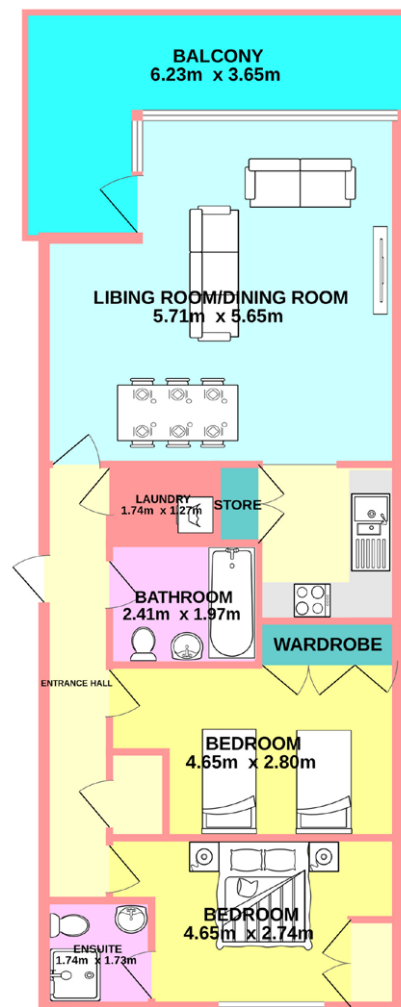
Strictly by prior appointment  
only with sole agents

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GROUND FLOOR



PSRA License No. 002964

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