

93 KIRKPATRICK HOUSE

Spencer Dock, Dublin 1



Distinctive Two Bedroom Apartment

BER B2

Superb large two bedroom west facing fifth floor apartment in popular Docklands location





THE PROPERTY

- This is a superb large two bedroom fifth floor apartment with the benefit of a west facing livingroom and looking onto landscaped courtyards.
- Situated on the banks of the River Liffey adjacent to the world renowned International Financial Services Centre and the Convention Centre Dublin embodies the highest standards in city centre residential living. The Spencer Dock Luas is directly outside.
- There are a multitude of amenities, services, institutions and landmarks closeby including the National College of Ireland, Trinity College, DART station, LUAS stops, theatres, restaurants and cafes.
- No. 93 Kirkpatrick House extends to 69 sq.m/ 743 sq.ft and comprises entrance hall, livingroom and dining area, fitted kitchen, bathroom, two double bedrooms, one with en-suite and two balconies

Features

- 24 hour security
- 7 day concierge
- Secure underground parking
- High ceilings
- Gas fired central heating



ACCOMMODATION

Hallway: With storage / utility.

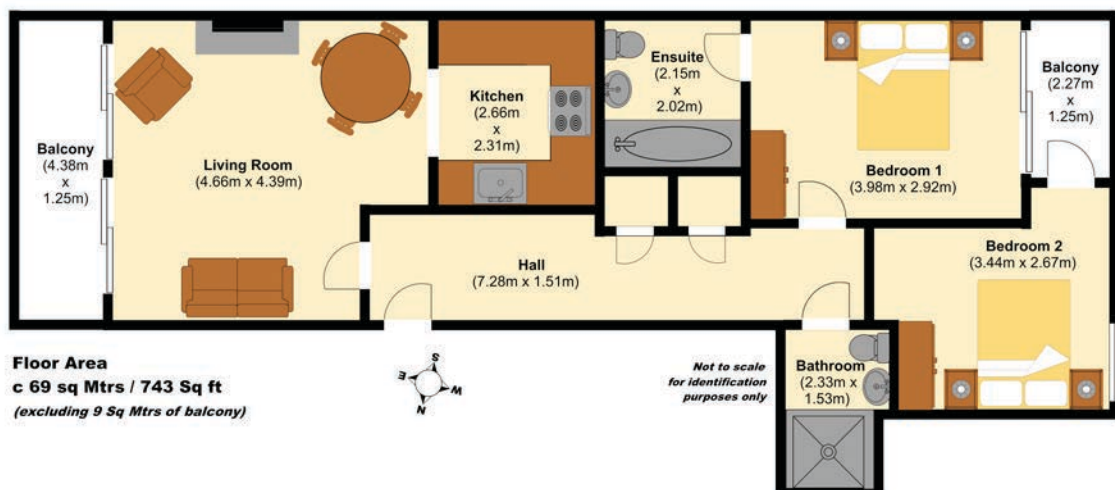
Living / Dining Area: 4.66m x 4.39m
Access to balcony.

Kitchen: 2.66m x 2.31m
Kitchen with a full range of presses and built-in appliances.

Bedroom 1: 3.98m x 2.92m
En-suite bathroom and built-in wardrobes.
Access to balcony.

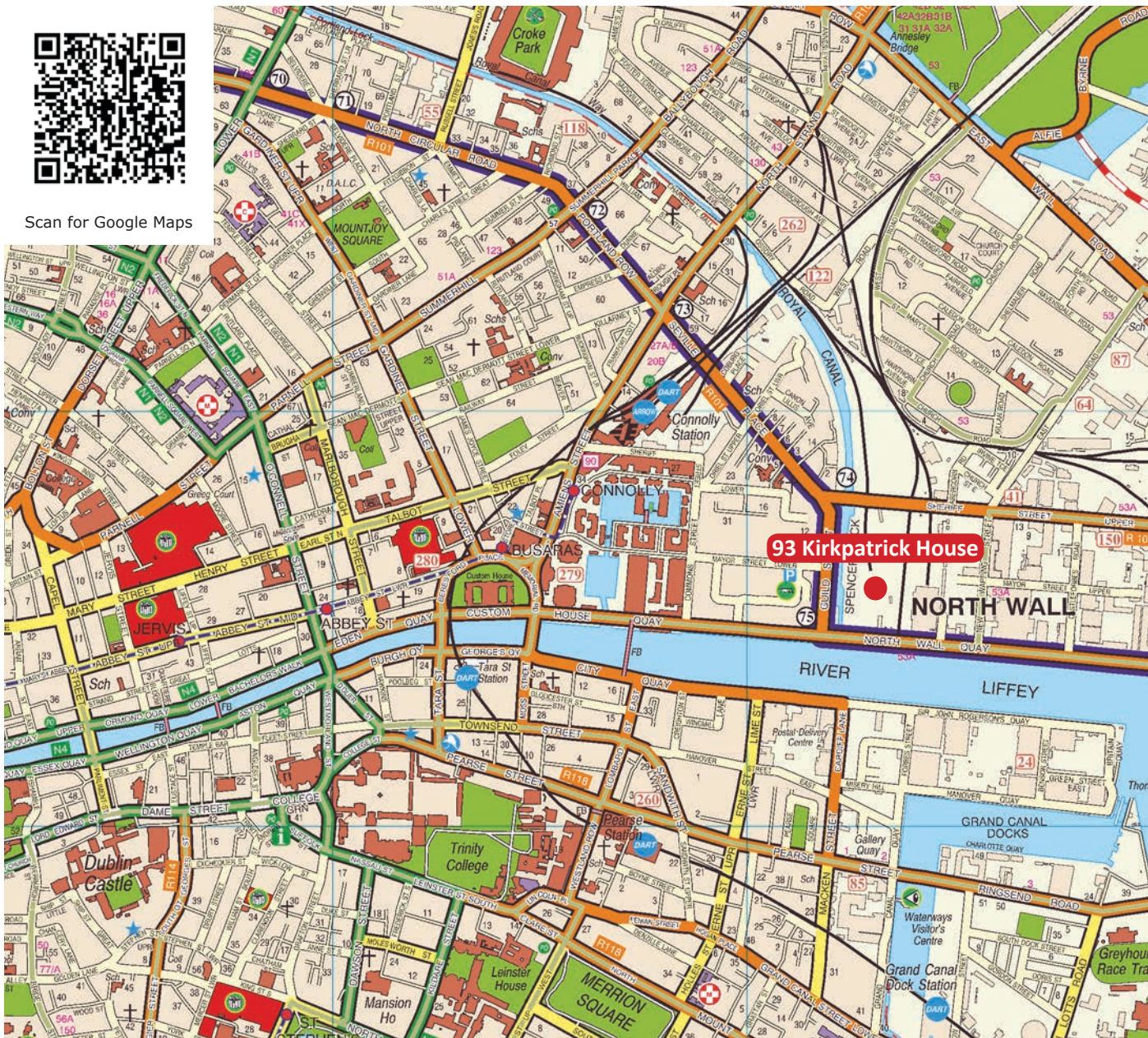
Bedroom 2: 3.44m x 2.67m
Built-in wardrobes. Access to balcony.

Bathroom: 2.33m x 1.53m
Tiled with quality sanitary ware





Scan for Google Maps



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009514 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER B2

BER No. 101042190

Energy Performance Indicator: 113.43 kWh/m²/yr



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