



11 THE ELMS

Mount Merrion Avenue, Blackrock, Co. Dublin. A94 W2N1



THE PROPERTY

Colliers International are delighted to present to the market, this top floor two-bedroom apartment in this most sought after gated development, situated just off tree-lined Mount Merrion Avenue. No.11 The Elms is a bright and well-appointed two-bedroom apartment. Tucked away to the front of this gated development, this fine apartment enjoys a peaceful and quiet setting. Ideally located, the property is situated close to all the amenities of Blackrock, Booterstown and Stillorgan villages, including excellent shopping at the newly developed Frascati Centre and Blackrock Shopping centre, and enjoyable walks along the sea front. There is easy access to the city centre with the DART at Blackrock station and excellent Dublin Bus routes which run frequently.

Extending to approx. 856sq.ft. No 11 The Elms is a meticulously maintained apartment with a very peaceful south facing aspect, situated in landscaped grounds with mature woodland setting while having access to all the amenities of Blackrock, Booterstown and Stillorgan. The light filled interior accommodation briefly comprises of, entrance hall, generous living/dining room/kitchen, with access to the south-facing terrace, two spacious double bedrooms with fitted wardrobes and a main bathroom. The apartment benefits from a southerly orientation and overlooks the landscaped gardens and the perfect place to relax. The grounds at the Elms feature a wide variety of mature trees, shrubbery, flowerbeds and a water feature. The external communal areas are very well managed and maintained to an exceptionally high standard. There is communal car parking for both residents and guests within the development.



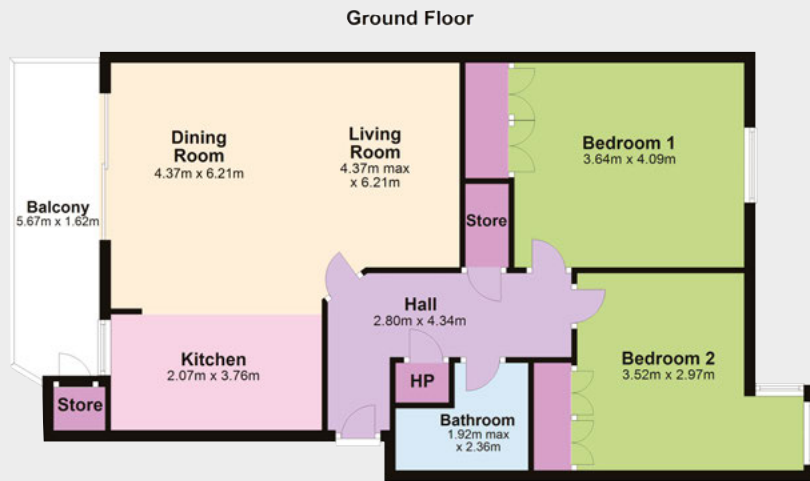
LOCATION

The convenience of this apartment cannot be overstated, Blackrock Village is within minutes' walk, providing a wide variety of shops and restaurants, as well as two shopping centres. Local transport links include Blackrock DART station, the Quality Bus Corridor (QBC) along the Stillorgan Road and Rock Road. The Aircoach service also runs along Mount Merrion Avenue providing easy access to Dublin International Airport. No. 101 bus route is also convenient to University College Dublin (UCD), as well as several highly-regarded schools.

SPECIAL FEATURES

- Superb location
- Sought after gated development
- Two-bedroom top floor apartment
- South-facing balcony
- Quiet location
- Beautifully well-maintained grounds
- Communal surface parking
- Close to Blackrock village & DART
- Gas fired heating system
- Management fee: Approx €2,400 per annum

PLANS



DIRECTIONS

Travelling south bound from the city centre along the N11, take the left turn onto Mount Merrion Avenue. The Elms is a gated development on your right.

VIEWING

Strictly by appointment

BER



BER No :112281423

CONTACT

Catherine O'Connor

e: Catherine.OConnor@colliers.com

m: +353 87 250 8848

Ron Cregan

e: ron.cregan@colliers.com

m: +353 87 855 4488

COLLIERS INTERNATIONAL

Hambleden House
19-26 Lower Pembroke Street
Dublin 2

w: www.colliers.ie

t: + 353 1 633 3700



PSRA No. 001223