

**FOR SALE**

BY PRIVATE TREATY

16 Hampton Court  
Inchicore  
Dublin 8  
D08 V9V3



One Bedroom Apartment  
c.47.3.sq.m /510sq.ft

**BER** TBC

**Price: €199,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning ground floor own front door one bedroom apartment to the market in a very popular and well located development of Hampton Court, Dublin 8. Hampton Court is a very popular development within easy reach of all local amenities including shopping facilities, pubs, schools and has excellent transport links. The area is well serviced with excellent road networks and also has the Red Luas Line within striking distance. Neighbouring amenities include the Grand Canal walkway, Grattan Crescent Park and the Irish Museum of Modern Art to name but a few. The city centre is only 10 minutes by car and public transport access is available via a series of central bus routes and the Red Line LUAS at the Blackhorse stop.

This bright and tastefully decorated living accommodation of 510sq.ft comprises of entrance hall, double bedroom, family bathroom, open plan lounge/dining room and kitchen area. No. 16 comes to the market in pristine condition throughout. Interest is sure to be expected from 1st time buyers and investors alike so call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Fantastic location
- 5 minutes from The Luas
- Renovated from top to bottom
- c.510 sq.ft. size
- Gas heating
- STUNNING APARTMENT
- Double Glazed windows
- Management fees €850



## ACCOMMODATION

### LOUNGE

Bright lounge to the front of the property with laminate flooring and open plan to kitchen.

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring and access to bedroom and bathroom.

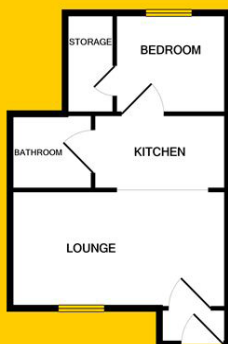
### BEDROOM

Double room to the rear of the property with laminate flooring and access to storage.

### BATHROOM

Fully fitted bathroom with w.c, whb and shower unit, fully tiled.





## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Conor Clarke and he can be contacted on  
**01 9089300 or 086 8371963**

Alternatively you can send an email to  
**Conor@raycooke.ie** and we will contact you.



## MORTGAGES

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- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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