



Apt 19 House 1, Linden Square, Grove Avenue, Blackrock,  
Co. Dublin A94ED71

Beirne  
& Wise

## For Sale By Private Treaty



Apartment 19 is a large two bedroom, second floor apartment in this sought after development, off Grove Avenue in Blackrock. No. 19 is very spacious; 87sq.m/936sq.ft, and the accommodation comprises of an entrance hall, living/dining room, kitchen with a balcony off, bathroom, walk in hot press, utility, and two bedrooms (one en-suite). The balcony is off the kitchen. There is an underground parking space for one car, visitor surface parking and communal gardens. The development is well-maintained throughout and there is a resident caretaker. The landscaped gardens are infused with a range of mature planting and several seating areas.

Linden is a modern development located on Grove Avenue within walking distance of Stillorgan and Blackrock. It is close to a wide choice of amenities including the N11 with QBC, bus routes, Stillorgan and Blackrock S.C.s, shops, leisure and recreational amenities, and UCD. There is a wide range of both primary and secondary schools nearby; these include Carysfort N.S., St. Mary's Booterstown, Blackrock College, Willow Park, St. Andrew's, Sion Hill and Mount Anville.

### Special Features

- Mature development off Grove Avenue
- Spacious second floor apartment: 87 sq.m.
- Landscaped communal gardens
- One underground car parking space
- Electric heating/Intercom System
- Close to Stillorgan and Blackrock



### Accommodation

#### ENTRANCE HALL

With polished wooden floor and cloaks closet

#### LIVING/DINING ROOM

7.01m x 4.27m

This is a fine reception room with wooden floor a large picture window overlooking the front of the development. Double doors open to the...

#### KITCHEN

Complete with a range of wall and floor fitted units, incorporating an oven, hob, extractor fan, and fridge/freezer. There is access to the balcony



#### BEDROOM ONE

4.2m x 3.5m

This is a spacious double bedroom with wooden floor, walk in closet and storage space, and an en-suite shower room

#### ENSUITE

With tiled floor, w.c., w.h.b., and a walk in tiled shower unit with Mira shower

#### BEDROOM TWO

3.09m x 2.7m

A good sized bedroom with fitted wardrobes

#### BATHROOM

With tiled floor, w.c., w.h.b., and a bath with tiled surround and shower fittings.

#### UTILITY

With a storage cupboard and plumbed for a washer/dryer

#### OUTSIDE

The development grounds are well-maintained throughout. The landscaped gardens are infused with a range of mature planting and several seating areas, and there is surface parking for visitors.

#### BER

BER No. 104912100

Output: 196.14 kWh/m<sup>2</sup>/yr

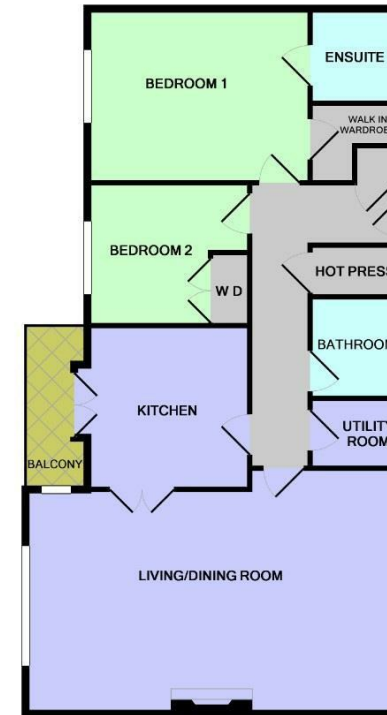


#### MANAGEMENT COMPANY

Benchmark Property

Service Charge: €3,000 per annum approx.





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