

# 244 HAMPTON SQUARE, Navan Road, Dublin 7, D07 VNK2



## Three Bedroom Penthouse Apartment

BER D1

Superb large three-bedroom Cosgrave built penthouse apartment on the third floor in a modern development in an ideal city location on the Navan Road, Dublin 7







## THE PROPERTY

- Superb large three-bedroom Cosgrave built penthouse apartment on the third floor in a modern development in an ideal city location on the Navan Road, Dublin 7.
- 244 Hampton Square extends to c.108 sq.m (1,162 sq.ft.) and is presented in excellent condition throughout. This beautiful apartment comprises of a welcoming entrance hall, ample sized open plan living/dining area and a fully equipped kitchen, a large main bedroom with ensuite and two further double bedrooms. The apartment is completed with the main bathroom, two balconies and plentiful storage. The development is extensively landscaped throughout with privacy and security ensured with electronic entrance gates and the provision of a caretaker's office at the entrance and there are ample parking facilities provided. This apartment also benefits from a large storage/garage area located in the basement.
- Hampton Square enjoys an impressive location with all the convenience and excitement of City Centre living with the benefits of suburban amenities. In particular, it has the unique amenity of Phoenix Park closeby, which is Europe's largest city park with c.1,760 acres of majestic parklands. Maple shopping centre and tesco are next door and there are several primary and secondary schools, supermarkets, shops, restaurants, bars and cafes.

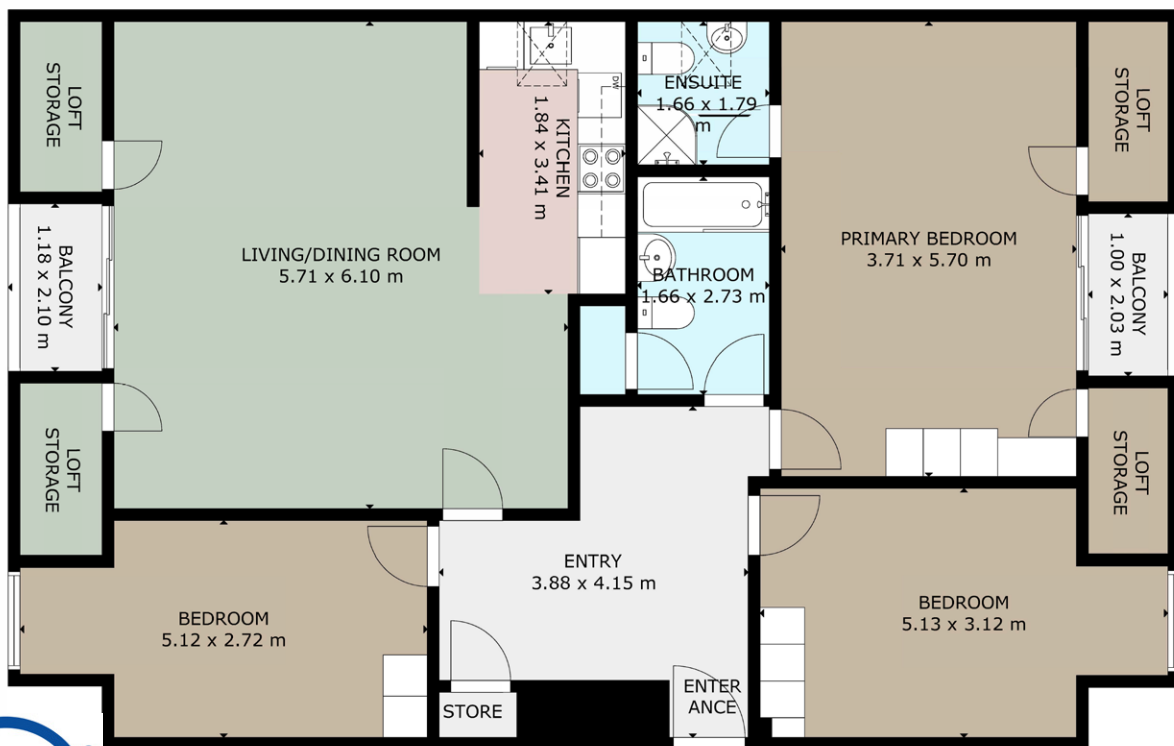








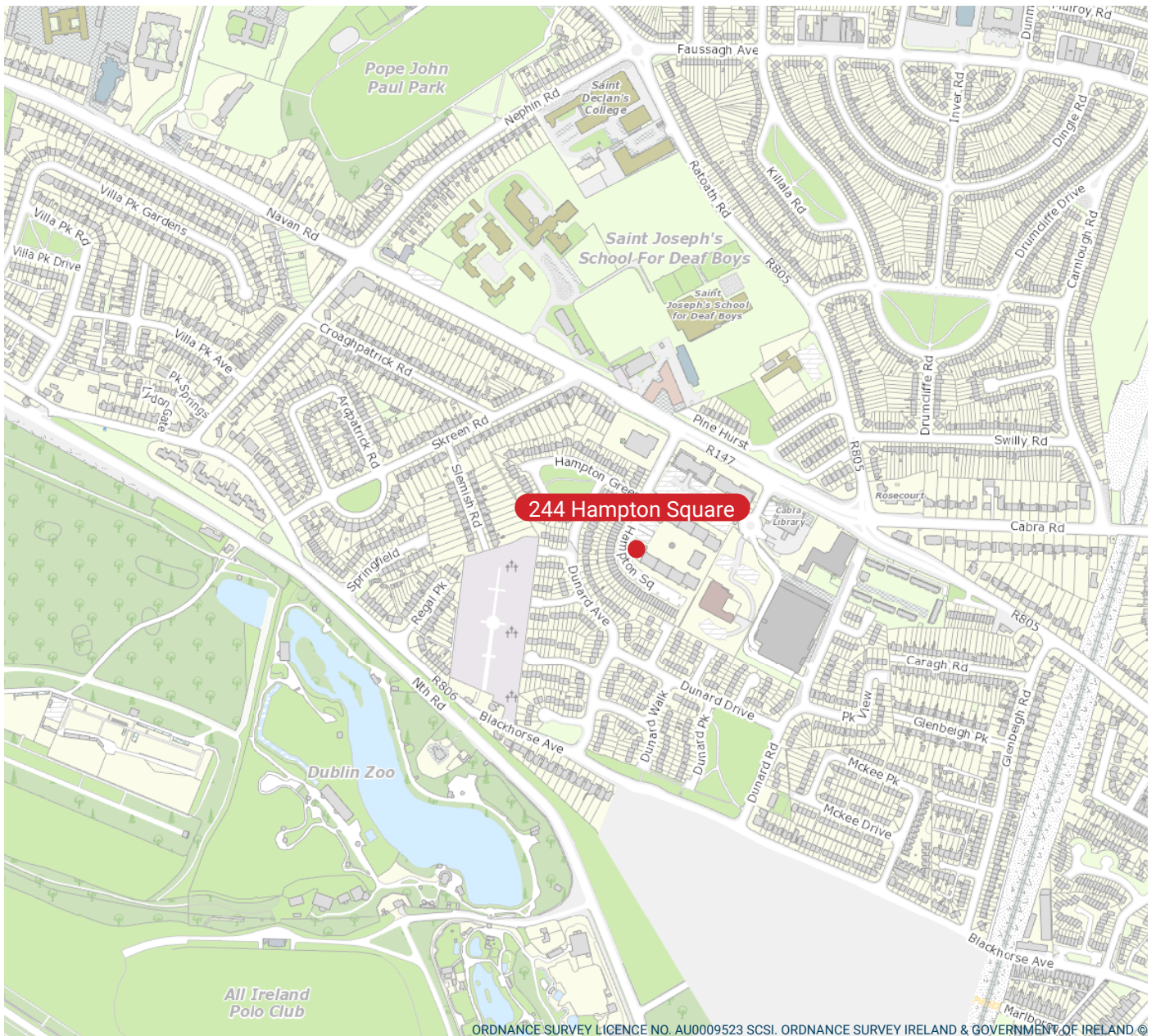




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### SERVICE CHARGE:

Currently approximately €2,653.55 per annum

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER D1

BER No. 113164032

Energy Performance Indicator: 241.3 kWh/m<sup>2</sup>/yr



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