

# For Sale

Asking Price €575,000



Apartment 17, House 2, Linden Court, Grove Avenue, Blackrock, Co. Dublin, A94 D793

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BER C2





Sherry Fitzgerald are proud to welcome this unique, penthouse style apartment boasting a 105sqm (1165sqft) approx. occupying a superb corner position in the left wing of this prestigious development. On entering you will instantly feel the spacious, bright and modern accommodation spanning over two stories with private panoramic views of the leafy up market Blackrock area and beyond, with views of sea and Dublin mountains in the distance.

The apartment is set in a superb location, within walking distance of both Blackrock and Stillorgan villages, offering numerous amenities including shopping centres, cafes, restaurants, and boutique shops.

The accommodation comprises of a bright spacious open hallway leading through to the impressive living room, with wrap around windows flooding the room with light. There is ample space for the living room and a formal dining area with doors opening out onto the South facing balcony. The unique open spiral staircase leads up to a second living room also with panoramic, private views. This room is ideal for a home office/gym/art studio or indeed further guest accommodation.

The separate newly refurbished kitchen also leads off the hall with ample space for kitchen units and storage and with the all important large window looking out to trees and greenery, flooding the kitchen with natural light and ventilation.

The main bedroom is a double, south facing room with fitted wardrobes and an ensuite bathroom. The second bedroom, a double with fitted wardrobes also has its own doors opening out on to the south facing balcony. The large main bathroom with

walk in shower completes the accommodation in this superb property.

Linden is situated off one of the most sought-after roads in Blackrock being only minutes away from the delightful Blackrock village with its array of cafes, bars, quaint boutiques, and enjoyable coastal walks. The development is also adjacent to Blackrock & Stillorgan Village with the vast range of recreational facilities and amenities. The transport links could not be more convenient with the DART, N11, QBC providing regular bus routes into the city. Linden square is within walking of Smurfit Business school and UCD. Both the DART and the Luas are also close to hand, as is the Air coach & M50.

#### SPECIAL FEATURES

- Duplex Style apartment
- 105 square meters (1130 square feet)
- South facing balcony
- Panoramic views, private
- Underground parking
- Walking distance to N11 and Blackrock

**ACCOMMODATION**

Floor area 105sq.m / 1130sq.ft. approx

**Entrance Hall** Spacious hallway leading in through apartment, wood flooring, large storage room with built in shelving, light fitting.

**Kitchen** Bright open newly refurbished kitchen, tiled flooring, with ample floor and wall kitchen units. Large double window looking out to garden area with mature planting. Electric hob with integrated oven, Zanussi washing machine, Bosch dishwasher. Large integrated fridge freezer.

**Living Room/Dining Room** Large open plan living and dining room with wrap around windows, wood flooring and door to outdoor South facing balcony.

**Mezzanine Living Room** Large open living room with panoramic views, carpet flooring, drop light fitting.

**Main Bedroom** Double bedroom with carpet flooring, large South facing window, fitted wardrobes.

**En Suite Bathroom** Tiled floor, walk in shower, WC, wash hand basin and wall mounted mirror.

**Bedroom 2** Fitted wardrobed, carpet flooring and double doors leading to South facing balcony.

**Bathroom** Modern newly fitted bathroom with floor to ceiling tiles, chrome towel rail, wall mounted mirror, WC and wash hand basin.

**GARDEN**

Apartment 17 has a lovely, private and spacious sunny south facing balcony with dual access from living room and bedroom. The Linden development benefits from beautifully maintained landscaped communal gardens. there is also secure underground parking and visitor parking areas.

**BER**

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Energy Performance Indicator: 199.11 kWh/m<sup>2</sup>/yr



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