



Apt 5, Maxwell House, Maxwell Road,
Rathmines, Dublin 6

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present Apartment 5, Maxwell House to the market. Extending to circa. 42 sq.m./452 sq.ft., this is an exceptional one bedroom, first floor apartment offering spacious and bright accommodation throughout. Built in 1987, Maxwell House is a small private development comprising of just nine apartments located on the much sought-after Maxwell Road, midway between the villages of Rathgar and Rathmines. The property complements the Victorian architecture of the neighbourhood.

Accommodation briefly comprises an entrance hallway, large double bedroom offering views to the front garden, living/dining room with feature cast iron fireplace leading into a kitchen with fitted units and appliances. The bathroom completes the accommodation of this fine apartment which also offers an ideal investment opportunity. The apartment enjoys the benefits of a residents' rear garden planted in lawn and shrubs and a private car park with parking space.

Maxwell House enjoys an unrivalled location and within walking distance to a host of amenities including artisan

shops, cafes, restaurants, primary and secondary schools, and leisure clubs. The apartment is served by many excellent transport links including the LUAS and several bus routes leading directly into the city centre.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Exceptional one-bedroom apartment
- » Bright & spacious accommodation extending to approx. 42 sq.m / 452 sq.ft
- » Superbly located in one of Dublin's most sought-after areas
- » Security alarm
- » High ceilings in all rooms
- » Electric storage heating
- » Private residents' car park with parking space.
- » Excellent transport links nearby
- » Excellent investment opportunity



Accommodation

ENTRANCE HALL

2.05m x 1.59m (6.7ft x 5.2ft)

Laminate wood flooring, fuse board. Hot press with shelving, factory clad hot water cylinder and immersion timer switch.

LIVING / DINING ROOM

3.10m x 4.39m (10.1ft x 14.4ft)

Large, bright room with high ceiling and cast-iron fireplace with decorative inset and slate tiled hearth. Phone and TV points. Dado rail and laminate wood flooring.

KITCHEN

1.97m x 2.38m (6.4ft x 7.8ft) max measurement

Wall and floor mounted fitted kitchen units with stainless steel sink and draining board. Range of appliances including Zanussi fridge freezer, Beko undercounter fan oven, Beko dishwasher, Schott Ceran hob and Elica extractor fan, Hotpoint washer/dryer and Akai microwave. Tiled walls and flooring.

BATHROOM

1.76m x 1.98m (5.7ft x 6.5ft)

White suite comprising of bath with wall mounted shower unit, WC and Kintyre pedestal wash hand basin. Mirror and shaving light unit. Towel holder and wall mounted electric heater. Window offering good light. Tiled walls and linoleum flooring.

BEDROOM

4.35m x 3.43m (14.2ft. x 11.2ft)

Fine double bedroom with two large windows with south facing aspect to front garden. Slide Robe wardrobes providing plentiful storage with shelving and clothes rail. Electric storage heater. Wooden laminate flooring.



MANAGEMENT COMPANY

Maxwell House Owners Management Co. Ltd.

Annual service charge: €1,800 p.a. approx.

BER DETAILS

BER G

BER Number 107796898

Energy rating 625.38 (kWh/m²/yr)

DIRECTIONS

Travelling southbound from Rathmines village on Upper Rathmines Road, turn right onto Maxwell Road. Maxwell House is on the right-hand side of Maxwell Road, just after the entrance to York Road.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent on 01 668 0008 or email: info@huntersestateagent.ie



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