

For Sale by Private Treaty



Apt 8 Fitzwilliam Point, Fitzwilliam Quay, Ringsend, Dublin 4, D04 E802

Superbly presented one bedroom 2nd floor apartment located in this prestigious development.

48 sq.m / 517 sq.ft

Asking Price: €345,000



BER No. 109234401
EPI: 185.38kWh/m²/yr

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Description

Lansdowne Partnership is delighted to introduce Apartment 8 Fitzwilliam Point to the market. A superbly presented second floor, one-bedroom apartment enjoying bright and spacious accommodation throughout extending to approximately 48sq.m/517sq.ft. Located within this well renowned and well maintained development in the heart of Dublin 4. The apartment presents a wonderful opportunity for investors or those seeking a new home.

Accommodation briefly comprises of an entrance hall with storage cupboard/utility room off, open plan living/dining room with floor to ceiling windows and access to the balcony, the kitchen is fully fitted with integrated appliances. Very spacious double bedroom with built in wardrobes, a spacious bathroom completes the layout. There are also excellent views from the living room and bedroom. This apartment also benefits from a secure designated parking space behind electric gates. One important feature is the fantastic views from the property.

Location and Amenities

This is a hugely sought after location in the heart of one of Dublin's most vibrant city districts. The area boasts a host of amenities to include cafes, restaurants, bistros, sports clubs and shops. The Grand Canal Theatre, The Marker Hotel, The Aviva Stadium, St Stephen's Green, Ballsbridge, Baggot Street and the IFSC are all within walking distance while the DART at Grand Canal Dock provides easy access to the rest of the city making this a very popular choice for owner occupiers and investors alike.

Viewing is highly recommended.

Accommodation

Entrance Hall 3.59m x 1.08m (12'7" x 3'47")

Wooden floor. Hotpress with shelving 1.77m x 0.86 (5' 8" x 2'8"). Video security intercom system.

Living/Dining 7.25m x 3.64m (23'7" x 12'3")

Bright living area. Wooden floor, t.v. point. Floor to ceiling window and door to balcony. Superb views.

Kitchen 2.71m x 1.78m (8' 8" x 5'8")

Tiled floor and partly tiled walls. Range of built-in units, polished marble worktop, stainless steel sink unit, four ring halogen hob, extractor fan over, oven, integrated fridge/freezer, dishwasher.

Bedroom 1 3.53.34m x 1.75m (11'6" x 10')

Built-in double wardrobes, wooden floor.

Bathroom 2.34m x 1.75m (7'7" x 8'9")

Bath with shower attachment over, w.c., pedestal wash hand basin, mirror, recessed lighting, partly tiled walls, tiled floor, extractor fan.

Walk-in Store Room/Utility Room 1.78m x 0.94m (5'8" x 3'08")

Wooden floor. Washing machine.

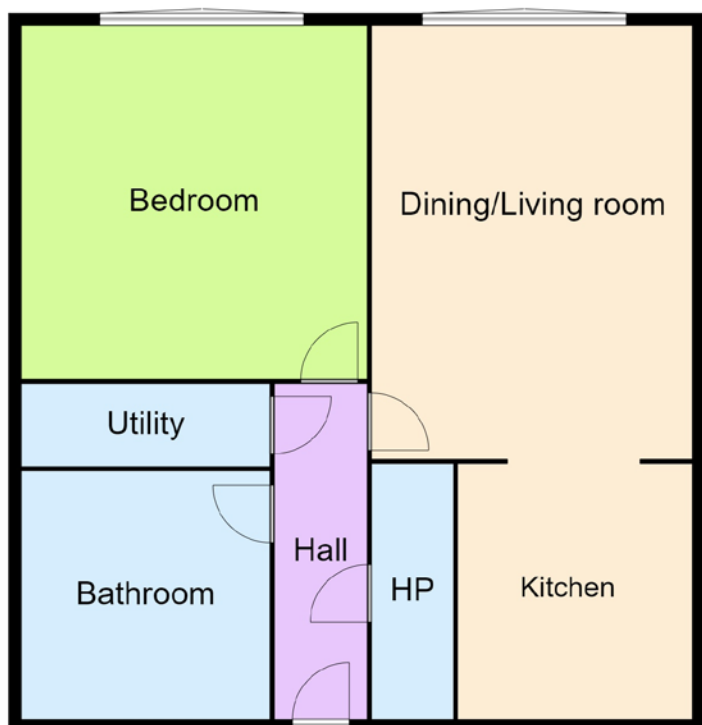
Outside – South west facing decked balcony with fantastic views, (approx. 3.73m x 1.81m). One underground designated parking space.



Property Features

- Superbly presented one bedroom, second floor apartment
- Most appealing prestigious development
- Designated underground parking space
- Ideally located in the heart of Ringsend with excellent views
- The DART is within walking distance
- Electric Heating
- Excellent investment opportunity
- Extending to approx. 48sq.m/517sq.ft.

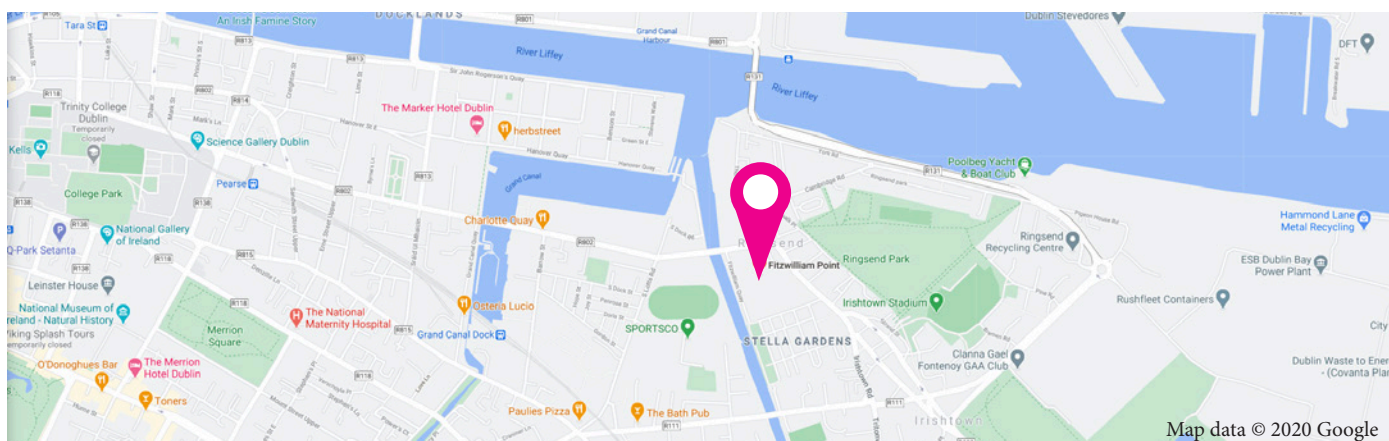




Floor Plans

Not to scale.

For illustration purposes only



Directions

Driving from Ballsbridge travel along Shelbourne Road, continue straight through the lights at the junction with Haddington Road. Turn right onto South Lotts Road. Continue along South Lotts Road until the junction with Ringsend Road. Turn right onto Bridge Street. Continue of the bridge and turn right onto Fitzwilliam Quay. Fitzwilliam Point is located on the left side.

Management Company:

Fitzwilliam Point Apartment Management Company

Service Charge:

c.€1596.00 per annum

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ESTATE AGENTS

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