

If you are considering selling please call us today:

For a Free Valuation:

**T: 01 531 3939**



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PSRA No. 002964 (licence)

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For Sale by Private Treaty



91 The Richmond, North Brunswick Street, Smithfield, Dublin 7.

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For Sale by Private Treaty

91 The Richmond, North Brunswick Street, Smithfield, Dublin 7.

Allen & Jacobs is delighted to present this ground floor apartment providing spacious and well laid out accommodation of c.56sq/603sqft. The apartment is presented in excellent condition throughout and would be ideal for both an owner occupier or as an excellent investment. The property benefits from attractive timber floors throughout, secure designated underground car space and overlooks a tennis court in the central courtyard.

Ideally located in this well-maintained development beside Smithfield Square with onsite caretaker and surrounded by a host of amenities; including the new DIT Grangegorman campus, NCAD, Blackhall Place, Four Courts, shops, restaurants, bars, cinema and public transport (including numerous bus route & LUAS stations). The city centre is only a short stroll away.

Accommodation briefly comprises entrance hall, living/dining room, kitchen, 2 double bedrooms and bathroom. There is also one designated underground parking space with the property.

At A Glance

- Secure designated underground Parking
- Adjacent to LUAS station (both green & red lines)
- Presented in excellent condition throughout
- Attractive timber floors throughout
- Spacious accommodation c.56sq/603sqft
- Landscaped Courtyards
- Overlooking tennis court
- Beside Smithfield Square
- On site caretaker
- Lift
- Intercom
- Cable TV, phone & internet connection available
- Minutes from city centre

Negotiator

Gary Jacobs MSCSI MRICS  
& Robert Allen



Viewing

Strictly by prior appointment  
Only with sole agents Allen & Jacobs  
t : 531 3939 f : 531 3553  
e : city@allenandjacobs.ie  
w : allenandjacobs.ie

Notes:



Accommodation

**Entrance Hall:** Attractive timber floors, intercom, storage press, hot press.

**Living/Dining room:** 6.64 x 3.82 (max.) Attractive timber floors, mock timber fire place, TV & phone point, double doors out to central courtyard

**Kitchen:** 2.73 x 1.3 Fully fitted eye & floor press units, stainless steel sink unit, tiled floor; tiled splash back, plumbed for washing machine & dishwasher, electric oven, hob & extractor fan.

**Bedroom 1:** 3.78 x 2.34 Fitted double wardrobe

**Bedroom 2:** 3.78 x 2.42 Fitted wardrobe

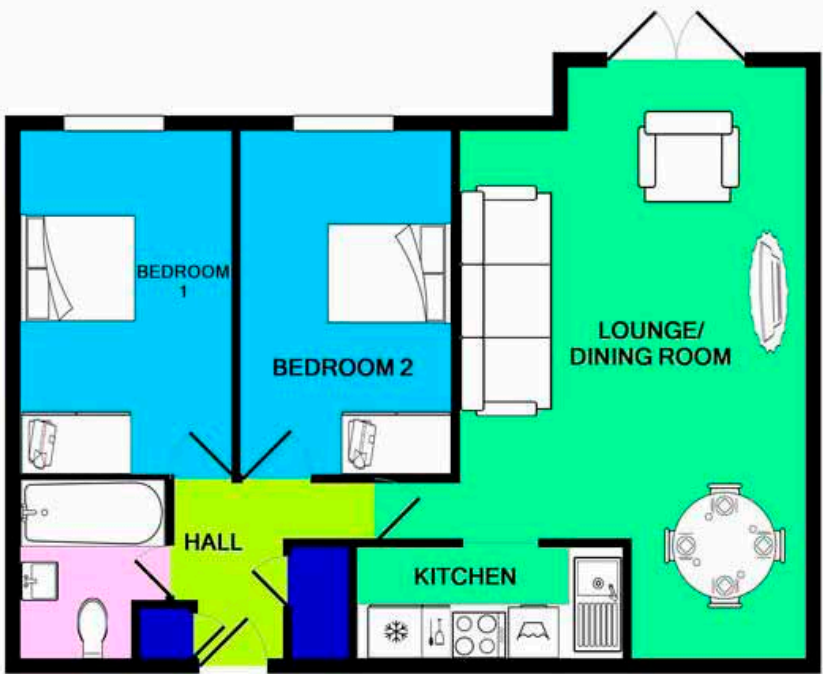
**Bathroom:** Fitted bath with electric shower pump, tiled surround, pedestal whb & wc, fitted mirror

Outside:

There is one secure designated underground car space and landscaped courtyard with tennis court.

Service Charge:

We are informed that the current service charge is €1,900 per annum.



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