



APARTMENT 21 SEAPARK, MOUNT PROSPECT AVENUE, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS TOP FLOOR 2 BED APARTMENT



**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- Bright and spacious top floor 2 bed apartment
- Approx. 63 sq m / 678 sq ft
- Communal parking
- Excellent and sought-after location
- Settled and quiet development

REA Grimes Clontarf are delighted to bring this bright and spacious dual aspect apartment to the market. 21 Seapark is a 2 bedroom top floor apartment located in this sought after location. It is nicely positioned within the development and overlooks the serene communal gardens.

No. 81 provides approx. 63 sq m / 678 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is bright and spacious, with windows on both sides of the apartment allowing for plenty of natural light. The property comprises in brief of an entrance hall, two double bedrooms, kitchen, living room and a bathroom. The property comes with the benefit of communal parking directly outside the entrance to the apartment.

Tucked just off Mount Prospect Avenue, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne's Park. The number 130 Dublin Bus route stops directly outside the development, providing an efficient link to the City Centre. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within walking distance.

ACCOMMODATION

Entrance Hall:

Complete with laminate wood flooring

Living Room:

Bright and spacious room, laminate wood flooring, and a large picture window which allows for an abundance of natural light

Kitchen:

Separate kitchen with built-in kitchen units at eye and counter level, plumbed for washing machine

Bedroom 1:

Spacious double room with laminate flooring and built-in wardrobes

Bedroom 2:

Double bedroom with laminate wood flooring and built-in wardrobes

Bathroom:

With part tiled walls, WC, wash hand basin and bath with electric shower

SERVICES:

- Electric heating
- Communal parking

MANAGEMENT COMPANY:

Aramark Property Management

MANAGEMENT FEE:

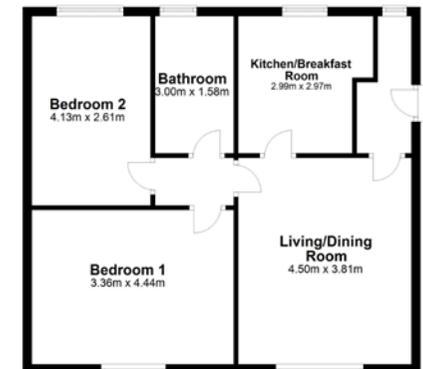
Approx. 1,648.96 per annum (subject to change)

BER DETAILS

BER: G

BER No: 113901334

Energy Performance Indicator: 522.3 kWh/m²/yr



REA Grimes

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PRSA 001417

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