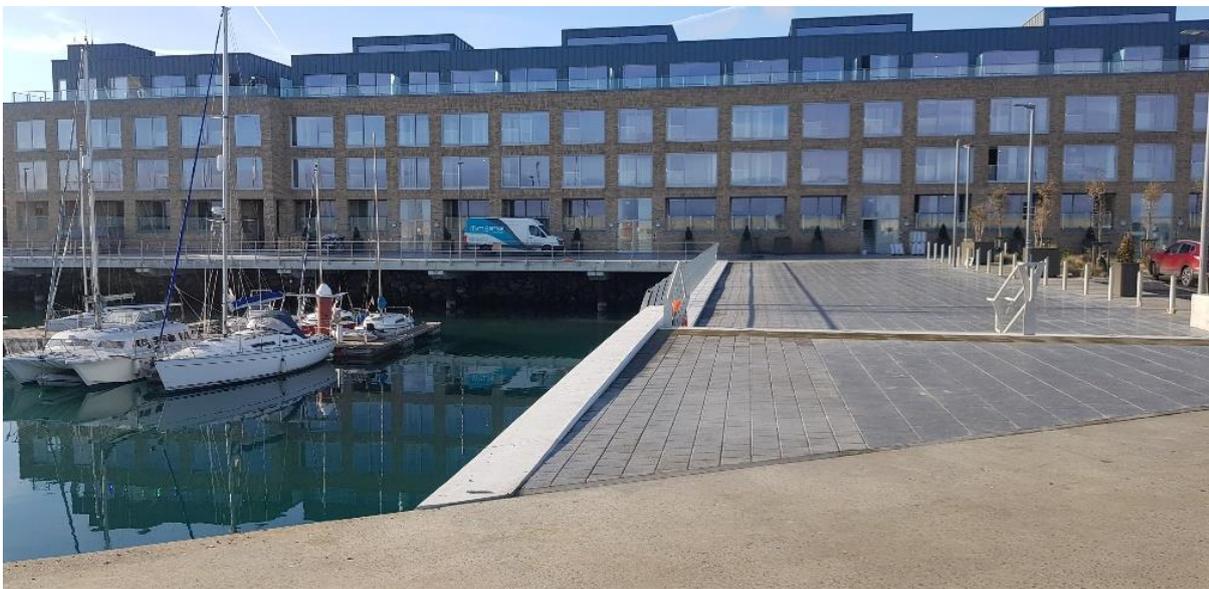


# Breslin

## TO LET

**APT 26 THE CAMPION  
MARINA VILLAGE  
GREYSTONES  
Co. WICKLOW**

**BER A2**



**UNIQUE OPPORTUNITY TO RENT A NEW APARTMENT IN THIS LUXURY DEVELOPMENT AT MARINA VILLAGE, LOOKING DIRECTLY ONTO THE SEA AT GREYSTONES. SITUATED ON THE GROUND FLOOR, THIS 2-BEDROOM APARTMENT OF C. 1217 SQ. FT. PLUS THE 125 SQ.FT. EXTERNAL BALCONY BENEFITS FROM A SUPER-SPEC FINISH INCLUDING OAK WOODEN FLOORING, VILLEROY & BOCH BATHROOM WARE, HEAT RECOVERY VENTILATION (HRV) WHICH IS AN EXCEPTIONALLY EFFICIENT & ENVIRONMENTALLY FRIENDLY SYSTEM. COUPLED WITH NORDAN WINDOWS, THE APARTMENT HAS A LEIGHT KITCHEN BY McNALLY LIVING WITH DE DIETRICH & SIEMENS INTEGRATED APPLIANCES.**

**OVERLOOKING THE MARINA WITH A FULL-COMPLIMENT OF YACHTS AND SAILING BOATS, ALL AMENITIES ARE CLOSE TO HAND INCLUDING DART STATION WITH DART & INTERCITY SERVICES), M11/M50 ROAD NETWORK & BUS ROUTES (84, 84A, 201, 202 & 204). PRIVATE CAR SPACE INCLUDED AND SURFACE GUEST PARKING. RENT €2,750 PER MONTH. FURNISHED OR UNFURNISHED.**

**PSRA LICENCE NO: 001770**

**Tel: 01-288 6875**

**Fax: 01 288 3376**

**Email: [info@breslin.ie](mailto:info@breslin.ie)**

**Web: [www.breslin.ie](http://www.breslin.ie)**



## PARTICULARS & MEASUREMENTS

### ENTRANCE HALL

L-shaped. 3.32m x 1.48m with cloakroom

5.12m x 1.12m

Oak wooden flooring

### LOUNGE/DININGROOM

C. 4.86 X 8.64M

Oak wooden floor. Two sliding doors to the private tiled balcony. Overlooking the Marina.



### KITCHEN

C. 3.05M X 2.70M

With fitted wall & floor units. Stone worktop. Tiled backsplash. Integrated Whirlpool fridge/freezer, Whirlpool dishwasher, De Dietrich oven/grill and convection ceramic hob. Microwave. Extractor hood. Tiled floor.

### BEDROOM NO. 1 C. 7.0M X 2.87M

With built-in wardrobe suite. Carpet flooring. Patio door to communal gardens.

### EN-SUITE 2.2M X 1.71M

With double-size shower, WHB & WC. Tiled walls & floor. Thermostatic shower.

### BEDROOM NO. 2 C. 5.39M X 2.95M

With built-in wardrobe suite. Carpet flooring. Patio door to communal gardens.

### MAIN BATHROOM C. 2.56M X 1.83M

Bath, WHB & WC. Separate double-size shower. Travertine tiles on floor and walls.

**CENTRAL HEATING** Heat Recovery Ventilation system (HRV) with heat exchanger. Central Block heating & hot water system also.

**GARDENS** Communal gardens with feature Marina, lawns and flowerbeds. Basement car Park with waste management area.

**PARKING**

Designated underground car space. Security entrance gates. Guest parking on ground level.

**SERVICES** Main sewer; Mains water; electricity. Gas, Telephone, Virgin TV/broadband connection. Phonewatch alarm system.

**INTERCOM SYSTEM**

Smart HIK Vision Red Dot smart interface control panel device.

**FLOOR AREA** c1217 sq.ft. / 113.30 sq.m. plus 125 sq.ft. / 11.60 sq.m. private balcony.

**BER RATING**

BER Energy Rating: A2

BER No:

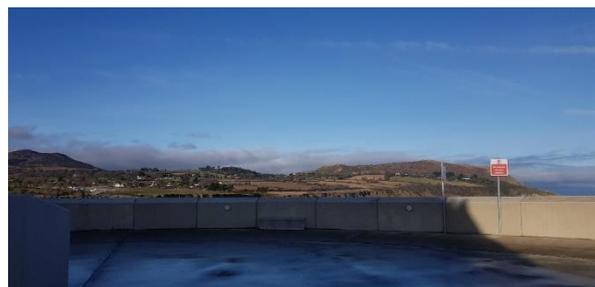
**RENT** €2,750 per month

**VIEWING** Strictly by Appointment only.

**DIRECTIONS**

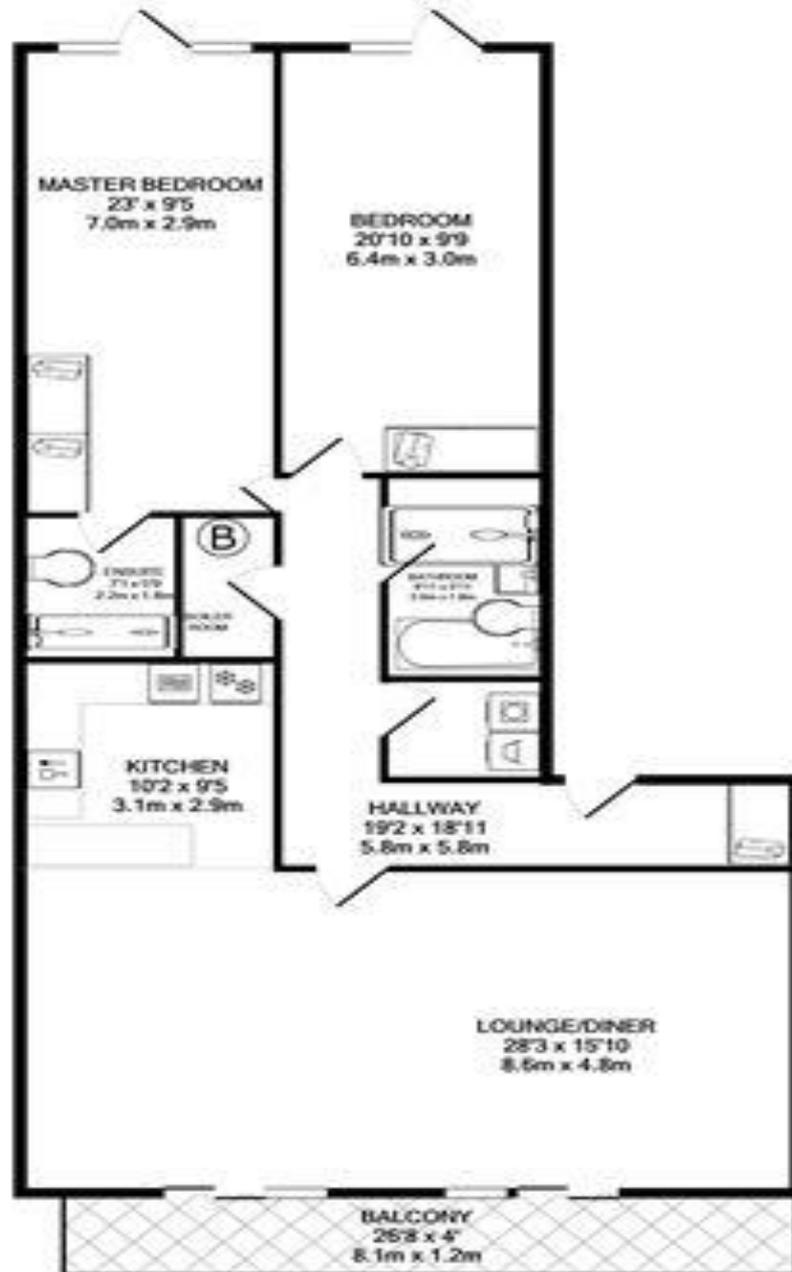
Travelling from Bray, continue along Rathdown Road, passing the Ormonde cinema. Continue along here (change to Victoria Road) and after passing under the train bridge, turn left here into the Marina Village development. The Campion is the last turn on the right-hand side, just after the last building. Guest parking is located here.

**The Marina**



The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation, we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Breslin**

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**THE FIRM:**

**ESTABLISHED IN APRIL 1979**

**OVER 70 YEARS COLLECTIVE PROPERTY EXPERTISE**

**MEMBER FIRM OF SOCIETY OF CHARTERED SURVEYORS  
(SCSI) & ROYAL INSTITUTION OF CHARTERED  
SURVEYORS (RICS)**

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**THE SERVICES:**

**RESIDENTIAL SALES**

**RESIDENTIAL LETTINGS & MANAGEMENT**

**COMMERCIAL SALES & LETTINGS**

**COMMERCIAL RENT REVIEWS & VALUATIONS**

**BLOCK MANAGEMENT – APARTMENTS, OFFICES,  
BUSINESS PARKS, SHOPPING CENTRES**

**ACQUISITIONS**

**DEVELOPMENT CONSULTANCY & FINANCE**

**INVESTMENT CONSULTANCY**

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the mark of  
property  
professionalism  
worldwide

**PSRA LICENCE NO: 001770**

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