

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.

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RICS

the mark of
property
professionalism
worldwide

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:

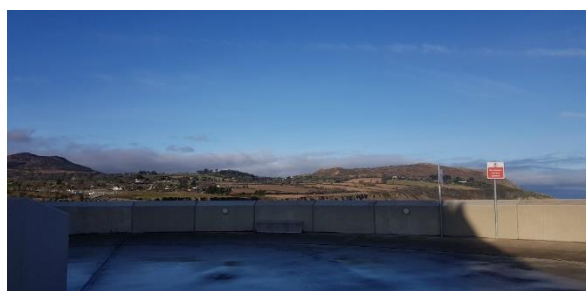
RENT €2,750 per month

VIEWING Strictly by Appointment only.

DIRECTIONS

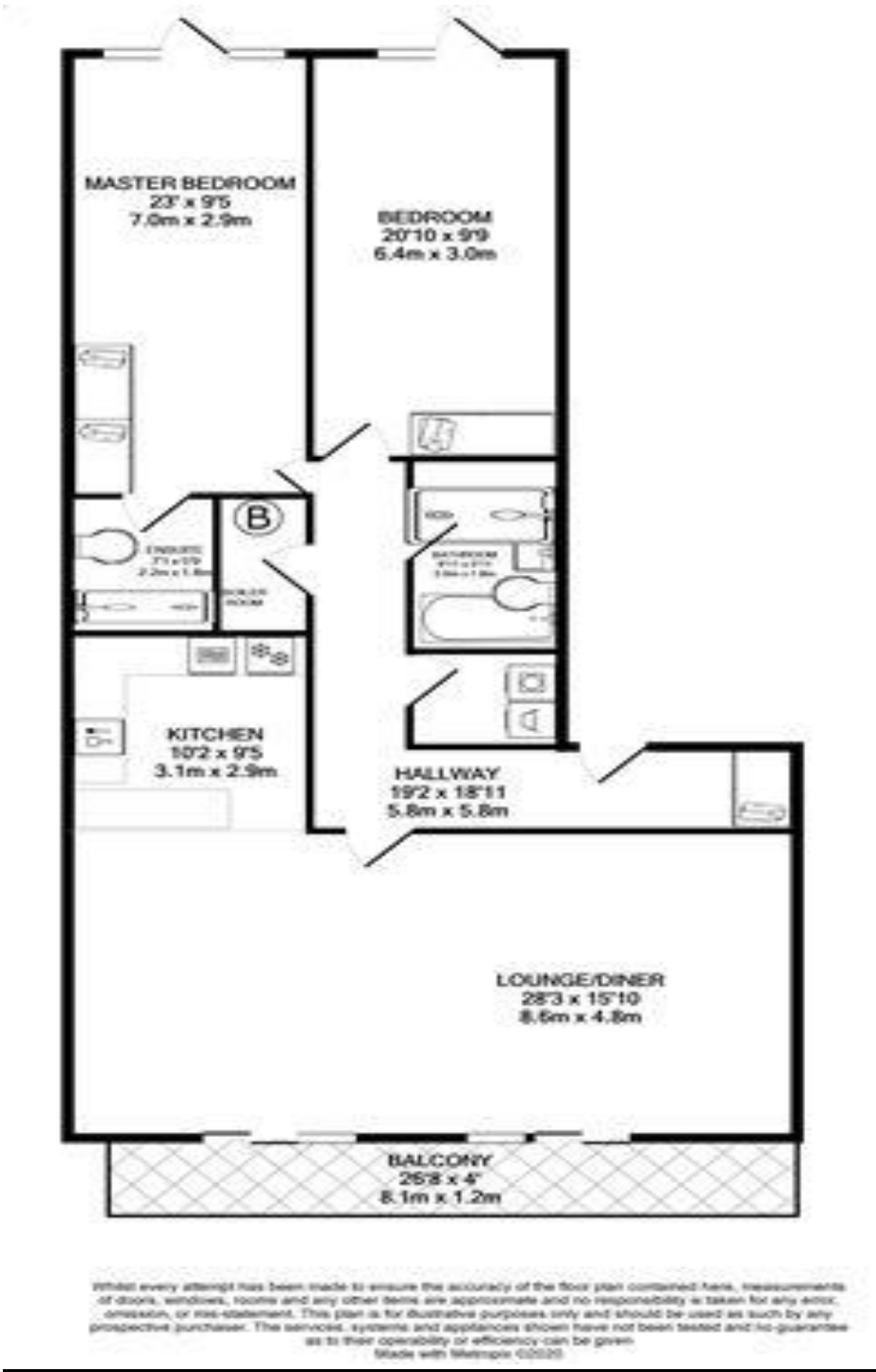
Travelling from Bray, continue along Rathdown Road, passing the Ormonde cinema. Continue along here (change to Victoria Road) and after passing under the train bridge, turn left here into the Marina Village development. The Campion is the last turn on the right-hand side, just after the last building.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



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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)**

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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