APARTMENT 37, NO. 1 JERVIS STREET, DUBLIN 1.

FOR SALE BY PRIVATE TREATY
DESCRIPTION

Bright and spacious two bedroom apartment with a designated parking space ideally situated on the fourth floor of this well maintained development in the heart of the city centre with a host of amenities on the doorstep. Number 37 benefits from a fantastic location, spacious interior, fully fitted kitchen, two double bedrooms and a designated parking space and is ideal for first time buyers, investors or those looking for a base in Dublin. The well-proportioned interior comprises of an entrance hallway with storage closet, living/dining room, kitchen, two double bedrooms and a bathroom. Viewing highly recommended!

LOCATION

Superb location in the heart of the city centre only a two minute walk from O’Connell Street and Henry Street with a host of shops, restaurants and bars on the doorstep as well as major employers. Trinity College, Grafton Street, DIT Bolton Street and the IFSC are also only a short walk away while the LUAS provides easy access to the rest of the city.
SPECIAL FEATURES
- Superb city centre location
- Designated parking space
- Well-proportioned interior
- Two double bedrooms
- Strong rental potential
- Communal courtyard
- Lift servicing all floors
- Electric heating
- Management charge €1,409.25 p. a.
- Fourth floor

ACCOMMODATION

**Entrance Hall (2.73m x 1.10m)**
Inviting entrance hallway featuring a timber floor, storage closet, hot press and intercom.

**Living/Dining Room (5.79m x 3.67m)**
Bright living room featuring floor to ceiling glazing and a timber floor.

**Kitchen (3.70m x 1.65m)**
Featuring a range of fitted units and a tiled floor.

**Bathroom (2.18m x 2.09m)**
Featuring a white three piece suite and a tiled floor.

**Master bed (4.46m x 2.81m)**
Double bedroom featuring a timber floor and a built in wardrobe.

**Bedroom 2 (3.72m x 2.35m)**
Double bedroom featuring a timber floor and built in wardrobes.
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