

# For Sale

Asking Price: €350,000

Sherry  
FitzGerald



Apartment 23, Avoca Hall, Avoca Avenue,  
Blackrock, Co. Dublin, A94 K500

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BER B



Floor Plan



No 23 Avoca Hall is a spacious one bedroom apartment, which is well presented throughout. Situated on the first floor in this attractive gated development, this fine property will make an outstanding purchase for those looking to trade down from a larger home, first time buyers or investors.

Extending to approx. 527 sq.ft., the accommodation is well laid out and comprises entrance hall, living/dining room, kitchen, double bedroom and bathroom. Presented in good decorative order throughout in neutral tones, it has been well maintained over the years by its current owners.

Tucked away in this small exclusive development off one of Dublin's most prestigious roads this apartment is located near the heart of Blackrock beside the Smurfit Business School, beautiful park land, close to St Andrews, Blackrock College and Willow Park schools. The apartment is only moments away from a host of wonderful amenities including gourmet restaurants, trendy cafes, boutique shopping and beautiful coastal walks. The area is also well served by bus routes and DART services. Carysfort Park is a stones' throw away with scenic walks and a children's playground.

#### SPECIAL FEATURES

- Spacious one bedroom apartment
- Within walking distance of Blackrock village
- Electric storage heating
- Lift
- Broadband available
- Underground parking
- Intercom to front door
- Serviced Charge: €2,409 per annum

**ACCOMMODATION**

Floor Area: 49sq.m. / 527sq.ft. approx.

**Entrance Hall**

With laminate flooring and pendant lighting and access to all rooms.

**Living / Dining Room 6.83m x 2.71m (22'5" x 8'11")**

Large living/dining area with double doors to Juliette style balcony. Laminate flooring, electric fire, ceiling coving and pendant lighting.

**Kitchen 2.62m x 2.66m (8'7" x 8'9")**

Good range of wall and floor units, tiled floor and splash back. Sink unit and good worktop space. Provision for cooker, fridge/freezer and washing machine. with integrated appliances

**Bedroom 4.78m x 2.71m (15'8" x 8'11")**

Good sized double bedroom with window over gardens, built in wardrobes, laminate flooring and pending light.

**Bathroom 2.62m x 1.69m (8'7" x 5'7")**

Partially tiled with corner bath and shower over, pedestal sink with mirrored cabinet with lighting and storage and wc.

**GARDEN**

The apartment is nestled away on well-maintained communal grounds with secure underground parking and ample visitor parking.

**BER**

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Energy Performance Indicator: 98.47 kWh/m<sup>2</sup>/yr

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