



For Sale
by Private Treaty

Apartment 12, The Dickens, The Gasworks,
Barrow Street, Ballsbridge, Dublin 4, D04 HV27

BER C1

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Allen & Jacobs is delighted to present this exceptional ground floor apartment presented in excellent condition throughout. Providing well laid out and spacious accommodation spanning c.76sq/818sqft with a westerly orientation onto a large sit out balcony. Benefiting from extensive use of timber floors, gas fired central heating, contemporary kitchen & bathrooms and a secure designated underground parking space. Accommodation briefly comprises entrance hall with storage press and utility press, living/dining room, kitchen, 2 double bedrooms (master en suite), bathroom and sit out terrace.

Tucked away in a luxury apartment development between Barrow Street and South Lotts Road, the location has become a hugely sought-after location in Dublin city's most vibrant and trendy setting. There are numerous large Tech/solicitors companies and bank corporate offices in this area. This property is only minutes' walk from the Grand Canal Dock, The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. Excellent amenities include: selection of restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools and colleges. Public transport options are second to none with the Grand Canal Dock DART station around the corner and The Point LUAS within easy walking distance.

At A Glance

- ◆ Spacious light filled apartment
c.76sq/818sqft
- ◆ Presented in excellent condition throughout
- ◆ Designated secure underground parking
- ◆ Contemporary kitchen
- ◆ GFCH
- ◆ Double glazed windows
- ◆ Large sit out terrace with westerly aspect
- ◆ Adjacent to Google & a host of other large companies
- ◆ Master bedroom En suite
- ◆ On site night time security
- ◆ Good storage
- ◆ Utility press
- ◆ Beside Grand Canal Dock DART & easy walking distance to St. Stephens Grn.



Accommodation

- ◆ Entrance hall:
- ◆ Living/dining room: 6.36m x 3.58m:
- ◆ Kitchen: 3.57m x 2.62m:
- ◆ Bedroom 1: 4.9m x 2.74m:
- ◆ En suite: Tiled shower cubicle, whb, wc, tiled floor, recessed lighting
- ◆ Bedroom 2: 3.73m x 2.55m
- ◆ Bathroom: 2.28m x 1.67m

Outside

- ◆ Large sit out terrace (partially covered) with sunny westerly aspect

Service Charge

We have been informed that the current service charge is €2,257.83 per annum.



Negotiator

Andrew Allen
MIPAV MMCEPI

Viewings

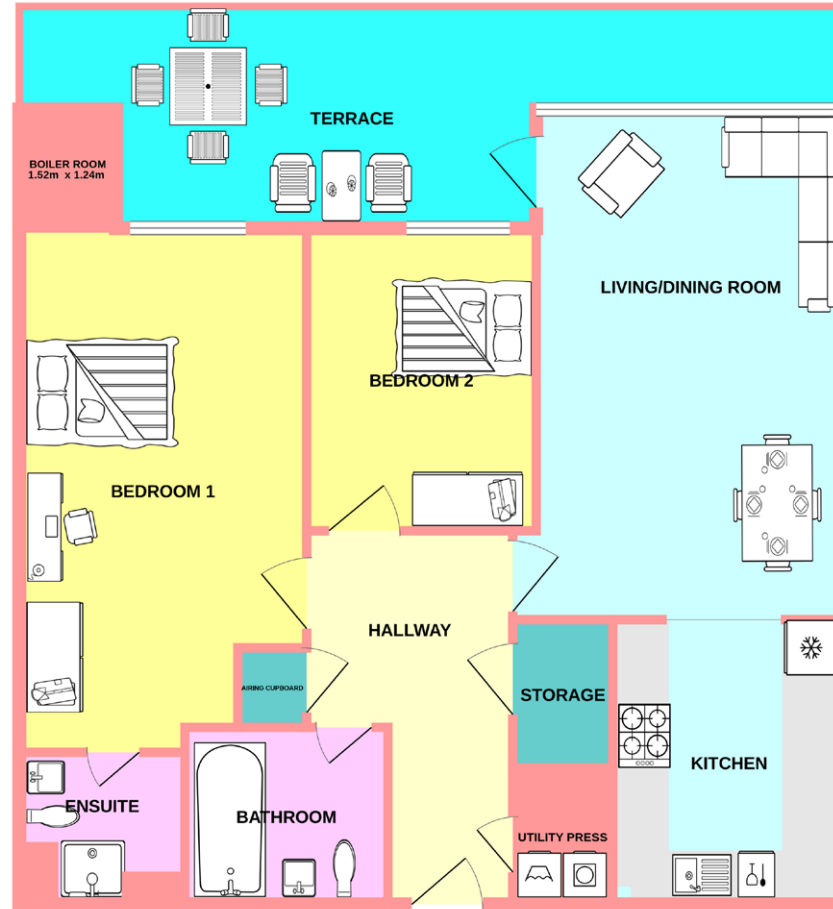
Strictly by prior appointment
only with sole agents

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GROUND FLOOR



PSRA License No. 002964

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