



BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4
www.bennettsauctioneers.ie • info@bennettsauctioneers.ie
Tel: 01 260 2520 • Fax: 01 260 2339

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Managing Director: Marc McGrath BSc MSCSI MRICS
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PSRA No. 002091

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20 ANGLESEA HOUSE, BALLSBRIDGE COURT, OFF SERPENTINE AVENUE, BALLSBRIDGE, DUBLIN 4

- A bright and spacious two bedroom apartment c. 61 sq. m.
- Ideally located close to Ballsbridge and Sandymount Village
- Double glazed throughout
- Spacious sunny private balcony
- Ample parking
- Excellent investment opportunity

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FOR SALE

BY PRIVATE TREATY

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DESCRIPTION

A bright spacious (c. 61 sq. m.) and well maintained two bedroom third floor apartment located off Serpentine Avenue. Situated in a most convenient location within a gentle stroll of restaurants, hotels, parks, sports clubs and several modes of public transport. Features of the property include private gated development, elevator, south west facing balcony and ample parking. Anglesea House is located adjacent to the RDS and AIB Bank Centre in the heart of Dublin 4 but yet set in a quiet mature location. Viewing strongly recommended.

CONTACT

For further information or viewing arrangements contact: Geraldine O'Callaghan - Tel: 01 2602520 or Email: ger@bennettsauctioneers.ie



ACCOMMODATION

Entrance Hall: intercom, storage cupboard with hot press

Living Room: 4.68m x 3.58m (15'3" x 11'6") fireplace with tiled inset and electric fire, large window overlooking rear, window to hall, door to balcony

Kitchen: 3.27m x 3.01m (10'6" x 9'9") fitted eye & floor level units, tiled floor, part tiled walls, stainless steel sink, plumbed for washing machine, electric oven and hob, extractor fan, window overlooking rear

Bedroom 1: 3.41m x 3.00m (11'3" x 9'9") built in wardrobe, window overlooking front

Bedroom 2: 3.17m x 2.46m (10'3" x 8') built in wardrobe, window overlooking front

Bathroom: bath with Triton T80si shower, w.h.b., w.c., fully tiled

Total Floor Area – c. 61 sq. m. (657 sq. ft.)

Exterior: Spacious sunny private balcony

Service Charge: €2,756.00 per annum.

Petra management includes insurance of building and common areas, electronic gates, elevators, waste removal & window cleaning

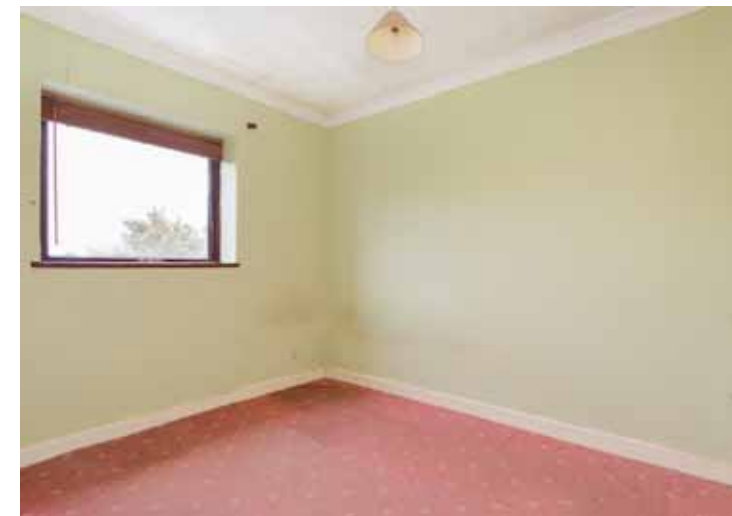
Price: €350,000

BER DETAILS

BER C3

BER No 101333102

Energy Performance Indicator: 204.62 kWh/m²/yr



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