

For Sale

Top Floor, Two-Bedroom Apartment

No. 38, Fitzwilliam Court, Winton Road, Ranelagh, Dublin 6

Fitzwilliam Court is a mature apartment complex beside Fitzwilliam Lawn Tennis Club, just off Leeson Park. It is three minutes' walk from Leeson Bridge and within easy walking distance of St. Stephen's Green and all amenities offered by the city centre.



No. 38 is a spacious, third (top) floor, two-bedroom apartment (c. 73.14 sq.m. / 787 sq.ft.) with a sunny, private terrace. It is in need of redecoration but the new owner will be well-rewarded for any works completed. The apartment is an ideal investment or affordable home in one of Dublin's most appealing areas.

**Accommodation** (all measurements are in metres and are approximate)

**Entrance Hall** 5.2 x 2 (average)  
With two storage closets.

**Living / Dining Room** 5.75 x 4.37  
With natural fireplace & sliding door to private terrace.

**Kitchen** 3 x 2.15  
With fitted kitchen.

**Bedroom 1** 4.4 x 3

**Bedroom 2** 3.5 x 2.7  
With built-in wardrobe & sliding door to private terrace.

**Bathroom** 2.6 x 2  
With tiled floor, Bath with Mira electric shower, W.C. & W.H.B.

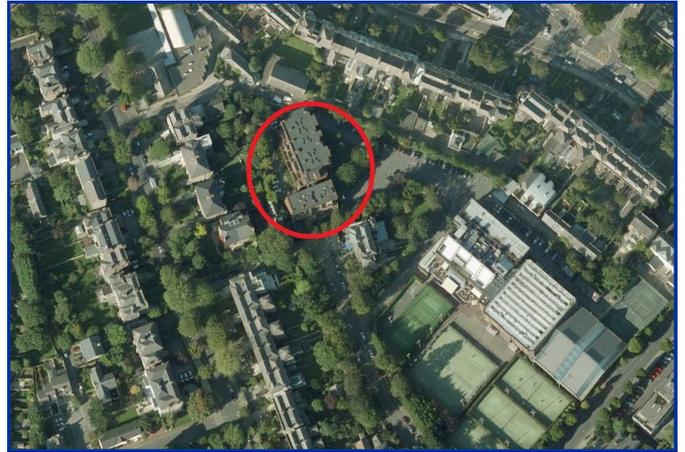
**Price:** €265,000

**BER:** TBA

**Service Charge :** €TBA

**Viewing:** Strictly by appointment.

**Contact:** Simon Stokes 01 2334600 / 0878263333 / [simon@stokesproperty.ie](mailto:simon@stokesproperty.ie)



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