

For Sale
By Private Treaty

grimes[®]

Guide Price

€330,000



Apt 104 Seapark, Mount Prospect Avenue, Clontarf Dublin 3

- Bright and spacious 1st floor 2 bed apartment
- Approx. 62.9 sq m / 677.04 sq ft
- Ample communal parking
- Excellent and sought-after location
- Settled and quiet development

BER D1



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes Clontarf are delighted to bring this bright and spacious dual aspect apartment to the market. Apt 104 Seapark is a 2 bedroom 1st floor apartment located in this sought-after location. It is nicely positioned within the development and overlooks the serene communal gardens.

No. 104 provides approx. 62.9 sq m / 677.04 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is bright and spacious, with plenty of natural light. The property comprises in brief of an entrance hall, two double bedrooms, kitchen / diner, living room and a bathroom. The property comes with the benefit of communal parking directly outside the entrance to the apartment.

Tucked just off Mount Prospect Avenue, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne`s Park. The number 130 Dublin Bus route stops directly outside the development, providing an efficient link to the City Centre. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within walking distance.



ACCOMMODATION

Entrance Hall:

Complete with laminate wood flooring and intercom

Living Room:

Bright and spacious room with laminate wooden flooring and views over Mount Prospect Avenue

Kitchen:

With an array of built-in units at eye and counter level, integrated oven, hob, and extractor fan and laminate wood flooring

Bedroom 1:

Spacious double room with laminate flooring and built-in wardrobes

Bedroom 2:

Double bedroom with laminate wood flooring

Bathroom:

With partly tiled, WC, wash hand basin and bath with shower attachment



SERVICES

Electric heating

Communal parking

Double glazed windows

Intercom

MANAGEMENT COMPANY

Greendoor Property Management

MANAGEMENT FEE:

Approx. €1,948 per annum (subject to change)

BER DETAILS

BER: D1

BER No: 116375478

Energy Performance Indicator: 28.51 kWh/m²/yr



Approx. 62.9 sq. metres



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.

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