

The logo for Allen Jacobs & Co. features the company name in a white serif font on a black rectangular background. A large, stylized orange ampersand is positioned between the words 'ALLEN' and 'JACOBS'. Below the text, there are two horizontal orange lines.

ALLEN
& JACOBS



For Sale
by Private Treaty

Apt. 56 Fitzwilliam Quay, Ringsend, Dublin 4,
D04 A702

BER C1

Apt. 56 Fitzwilliam Quay, Ringsend, Dublin 4, D04 A702

Allen & Jacobs bring apt. 56 Fitzwilliam Quay to market. A most impressive and very spacious (approximately 101 sq/m) 1st floor, 3 bed, 2 bath duplex apartment presented in wonderful condition throughout and boasting a lovely sit out south facing balcony. Number 56 boasts a number of features including very spacious living accommodation, separate utility room and large attic for storage. An underground secure parking space also comes with this unit. Viewing is highly recommended!

Fitzwilliam Quay Apartments, built in 1998, is a well-managed development formed around a central courtyard with access to Fitzwilliam Quay. A stone's throw from Grand Canal Dock and Basin, there is an excellent choice of amenities in the immediate vicinity including an array of buzzing cafés and restaurants, a large choice of sports and fitness clubs, local shops as well as the Bord Gais Theatre and the National Convention Centre. The area is well serviced by local bus routes and the DART, while the Aviva Stadium and RDS are nearby. The property is within walking distance of many prestigious employers such as AirBnB, Google, Indeed, Mason Hayes Curran, William Fry, Facebook and many more. This location is also convenient to the villages of Ringsend, Sandymount and Ballsbridge.

Features

- ◆ Very spacious interior
- ◆ Fantastic location
- ◆ Electric storage heating
- ◆ South facing sit out balcony
- ◆ Ample storage in attic
- ◆ Full equipped kitchen
- ◆ 2 bathrooms
- ◆ Wonderful condition
- ◆ Underground secure parking



Accommodation

- ◆ Entrance Hallway: 3.25m x 3.00m:
- ◆ Living/Dining: 5.95m x 5.36m:
- ◆ Balcony: 2.85m x 1.5m:
- ◆ Kitchen: 2.73m x 2.23m:
- ◆ Bedroom 2 (downstairs): 4.25m x 2.6m:
- ◆ Bathroom: 2.75m x 1.9m:

Upstairs

- ◆ Landing: 2.3m x 1.6m:
- ◆ Master Bedroom: 5.75m x 3.00m:
- ◆ Bedroom 3/TV Room: 4.05m x 3.00m:
- ◆ Utility Room: 3.61m x 2.45m:
- ◆ Shower Bathroom: 2.45m x 1.55m:
- ◆ Attic: 4.35m x 1.66m:

Service Charge

We are advised the current annual management fee is €2,492.46.



Negotiator

Andrew Allen
MIPAV MMCEPI

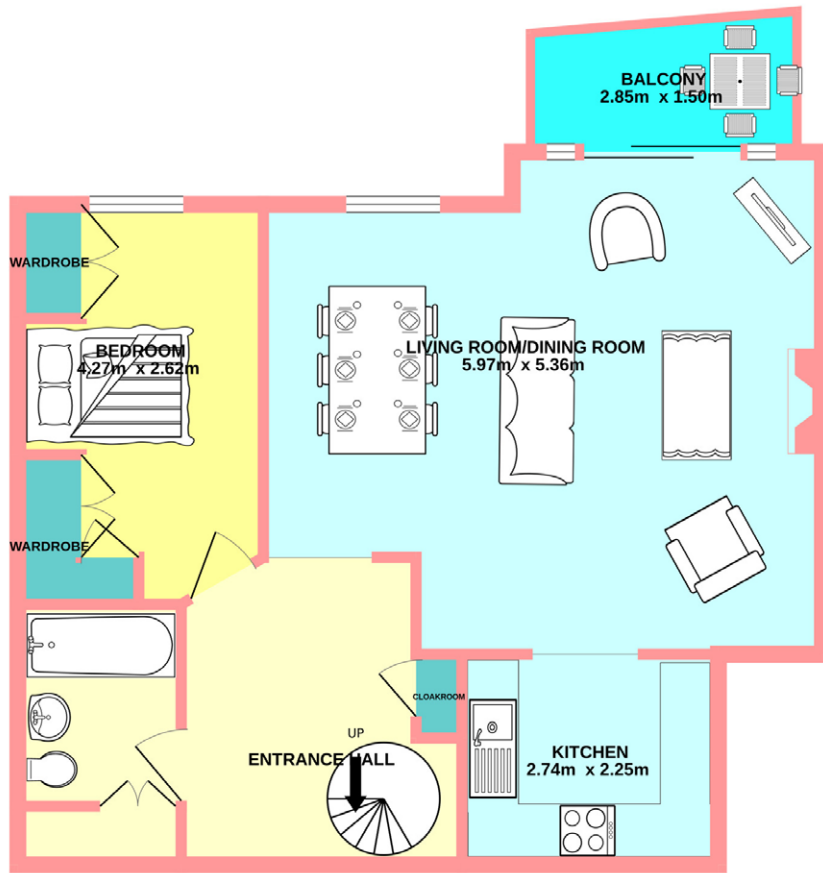
Viewings

Strictly by prior appointment
only with sole agents

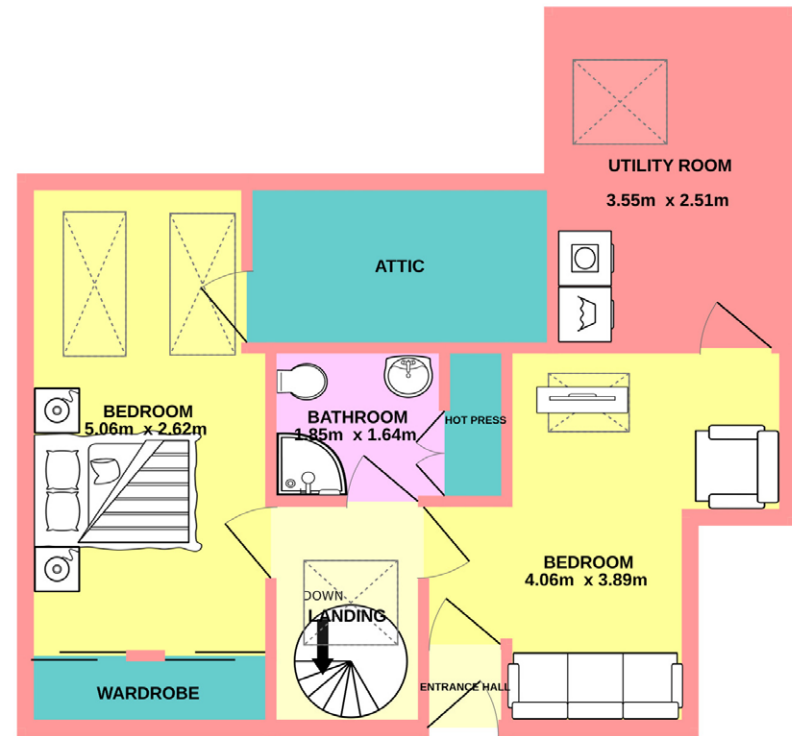
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Ground Floor



First Floor



PSRA License No. 002964

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