



FOR SALE

MODERN ONE BEDROOM
APARTMENT, WITH UPGRADED
BATHROOM, LARGE BALCONY
AND SECURE DESIGNATED
PARKING IN THE HEART OF THE
CITY CENTRE.

APT 40, THE CORN
EXCHANGE,
POOLBEG STREET
DUBLIN 2
D02 YX01

Description

Superbly located in the heart of Dublin City Centre, The Corn Exchange is a bright, spacious and well presented one bedroom apartment located on the second floor, ideal for those searching for a central city home or a lucrative investment opportunity.

This bright and spacious apartment comprises of a entrance hall with storage, a large living/dining room, with a sleek modern kitchen off the dining room area. There is one bedroom and an upgraded fully tiled shower room with wall in shower with recessed shelves. The apartment also has a spacious private balcony accessed of the living room.

It also comes with one secure designated parking space in the basement, space no 9.

Accommodation

As you open the front door, you enter into a welcoming hallway, with modern oak laminate floors, storage and hot press.

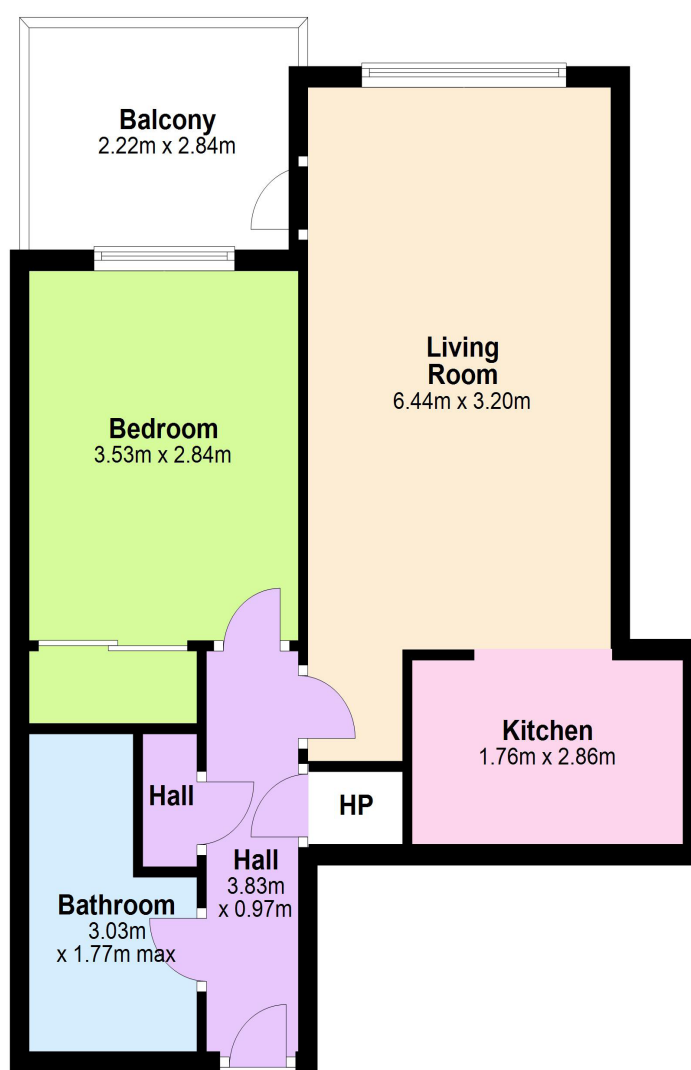
To the left is the upgraded modern shower room, with wc, whb, fully tiled walls and floors, enclosed walk in shower with recessed shelves.

The open plan living room/dining room has the same oak laminate floors as are in the hallway and bedroom, and has a large window and door out into the large balcony.

The fully fitted cream gloss kitchen with metro tiled walls has all the modern conveniences you would expect, including an integrated dishwasher, integrated under counter oven and Microwave, electric hob and stainless steel sink.

The main bedroom has a large wardrobe, and a window overlooking the balcony at the rear of the development.

Floor Plan



Details

PRICE: €340,000.00 **VIEWING:** By Appointment

SIZE: 46.2 SQM **SERVICE CHARGE:** €X (2024)

BER: D1 BER No. 101168664 **NEGOTIATORS:** Danielle Stephenson, B.Sc, B.Des.
Energy Performance Indicator: +353 1 433 2222
233.12 kWh/m²/yr danielle.stephenson@norths.ie

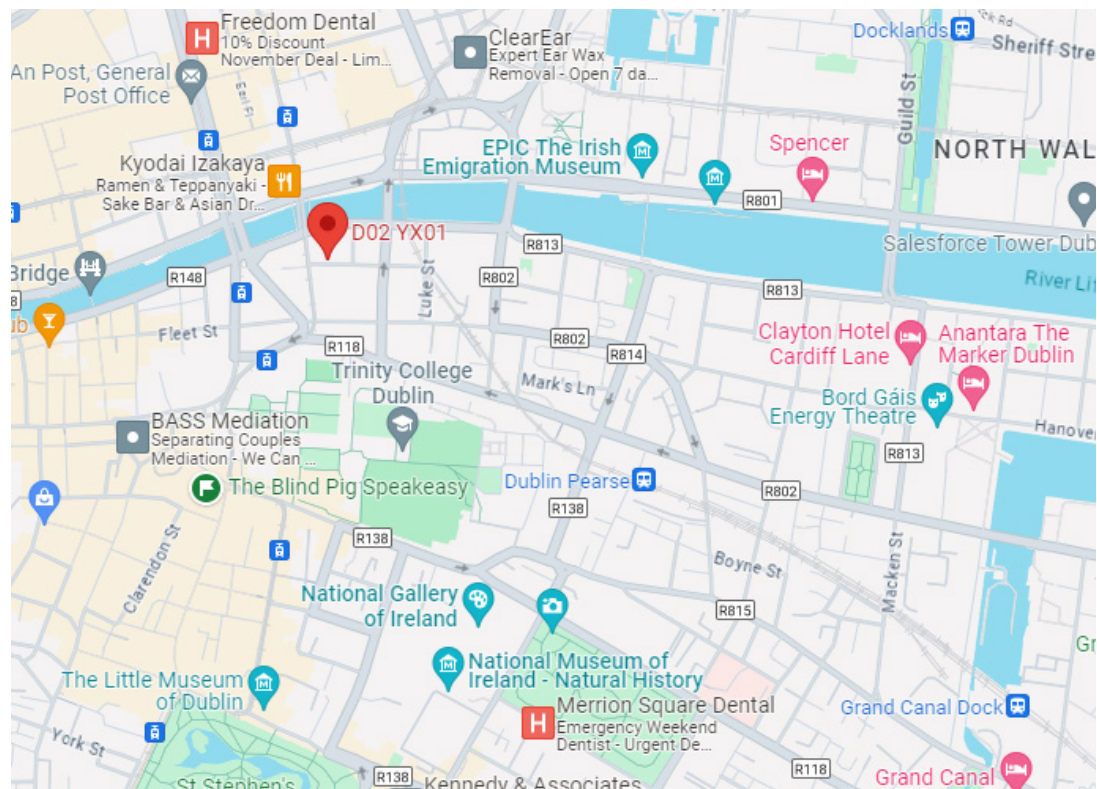


Location

Centrally located in the heart of Dublin 2, The Corn Exchange has every conceivable amenity within a short walk and is ideal for those looking to enjoy a lifestyle with all that the City has to offer.

Trinity College, RCSI, and Grafton Street are a stones throw from the apartment while Grand Canal Dock and the IFSC are both a short walk away.

There are a wide selection of public transport links including Bus routes, both Green and Red Luas lines, a number of Dublin Bike stations and the DART station at Tara Street is approximately 100m away.





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