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For Sale by Private Treaty



7 Collins Square, Benburb Street, Stoneybatter, Dublin 7

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For Sale by Private Treaty

7 Collins Square, Benburb Street, Stoneybatter, Dublin 7



Allen & Jacobs are delighted to bring to the market this fabulous and newly renovated 2nd floor apartment. Presented in excellent condition throughout with well-proportioned light filled accommodation of c.65sqm. Benefiting from extensive use of beech timber floors, generous sized separate kitchen and 2 double bedrooms (master en suite), Apt. 7, is ideal for both owner occupiers and investors alike. The apartment also benefits from dual aspect, sunny balcony and spacious courtyard.

Collins Square is an established city centre development, looked after with care by the residents and management company alike, with well-maintained landscaping & mature trees, and a seclusion that contradicts its city centre location. The Luas red line passes in front of the development adding to this locations convenience.

Each block contains just 3 apartments per floor, served by an individual lift leading to their own lobby area, which enhances the privacy, security and quietness, of living in this sought-after development. The lift also gives direct access to the underground carpark and rubbish disposal. As well as your own dedicated carparking space there is also extensive Bike Storage secured by access fobs, that also secure the pedestrian and car gates.

The location of Collins Square is superb with an abundance of amenities within easy reach including;

- the historical Croppies Acre Memorial Park and the Museum of Decorative Arts & History in Collins Barracks, both on your doorstep.
- Phoenix Park, Smithfield Plaza and the vibrant village of Stoneybatter enhance your options for recreation, restaurants and bars.
- The Guinness Storehouse, Dublin Zoo, Jameson Distillery, Aisling Hotel & Lighthouse Cinema further enhance the vitality of the area you've chosen to live in.

Viewing

Strictly by prior appointment
Only with sole agents Allen & Jacobs
t : 531 3939 f : 531 3553
e : city@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI MRICS
& Robert Allen

Public transport options are plentiful;

- The Luas Red Line passes in front of the development and can be joined at the Museum Stop for a speedy journey to Smithfield, Jervis St, Henry St, O'Connell St, and onwards to the business districts of IFSC, the 3 Arena, or transfer to the Luas Green Line for Stephens Green and beyond.
- The extensive DublinBike scheme now has a bike station directly outside Collins Square giving you access to the whole city. The recent enhancement of the Dublin Bus lanes the length of the North Quays, to O'Connell Street offers yet another transport option.
- For trips further afield, Heuston Station is the primary Irish Rail terminus for Cork, Limerick, Sligo and Galway, to name a few.

At A Glance

- Extensive use of Beech Flooring
- Double Glazed Windows
- Well laid Out & Proportioned Accommodation c.65sqm.
- Balcony with South West Orientation
- Landscaped Courtyard
- Surrounded by All Amenities
- LUAS Red Line on your Doorstep
- Beside Vibrant Smithfield Plaza
- Beside Dublin Bike Rental Station
- TV, Broadband & Phone Points
- Wired for Alarm

Notes:

Accommodation

Entrance Hall: 5.41m x 1.2m: Attractive solid beech floor. With hotpress & separate full storage cupboard.

Living/Dining Room: 5.1m x 4.00m: Attractive beech solid timber floors. Arch to . .

Kitchen: 2.76m x 1.9m: Fully fitted eye & floor level press units, stainless steel sink drainer, electric oven, hob, extractor fan, dishwasher; fully fitted, floor and splash back, plumbed for washing machine.

Balcony: 2.77m x 1.53m.

Bathroom: 2.75m x 1.8m: Fitted bath with shower attachment, pedestal whb, wc, fully tiled walls & floors.

Bedroom 1: 4.74m x 2.8m: Fitted double wardrobes, attractive beech timber floors.

Ensuite: 1.85m x 1.2m: With New Shower; whb & wc.

Bedroom 2: 3.4m x 2.5m: Attractive beech timber floors, built in wardrobes and large window with views of Law Society gardens.

Outside

There is a landscaped central courtyard with seating.

Management

Current service charge is approximately €1,900 per annum & the agent are Wyse Property Management.



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