

FOR SALE

BY PRIVATE TREATY

**21 The Academy Building
Park West
Dublin 12
D12H024**



Two Bedroom Apartment
c.83.6.sq.m /900.sq.ft

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning large style two bedroom apartment on the fourth floor onto in the The Academy, within the exclusive Parkwest development. This location is ever sought after as it is situated within walking distance of Parkwest Business Park. The Parkwest train station which connects to all major stations in minutes. The M50 Motorway, The Red Cow Luas Stop and Clondalkin & Palmerstown Villages are all at your doorstep.

Extra spacious interior living accommodation of c. 900 sq ft comprises of entrance hallway, large lounge, kitchen/dining area, two double bedrooms, master bedroom ensuite and main family bathroom. The lounge has triple aspect floor to ceiling double glazed windows allowing for natural light to beam in through the apartment's south facing aspect. The dining area opens onto a sun-drenched balcony. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!.

FEATURES

- 2 Bed 2 Bath Apartment
- c. 900 sq ft
- South Facing aspect
- Mgmt fee c. €1760 per annum
- Tastefully decorated throughout
- 4th Floor
- Large floor to ceiling windows in Lounge
- Settled development
- Ensuite
- Sunny Balcony
- Fully fitted kitchen
- Electric storage heating
- Built in wardrobes in all rooms
- Designated underground parking space
- Ample visitors parking space
- Close to Parkwest Train Station



ACCOMMODATION



BEDROOM 1

8'8" x 20'3" (2.7m x 6.2m)

Double bedroom, carpet to flooring, built in wardrobes, access to ensuite and large window looking out onto Dublin mountains.

ENSUITE

6'2" x 5'2" (1.9m x 1.6m)

Fitted with wc, whb, walk in shower and built in cabinets.

BEDROOM 2

Double bedroom, carpet to floor, built in wardrobes and large window allowing in amazing sun.

BATHROOM

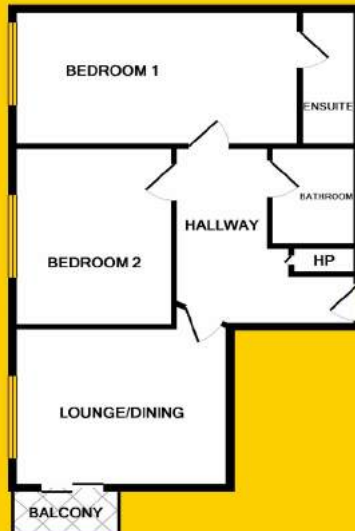
Fitted with wc, whb, bath and built in towel holder.

LOUNGE

15'0" x 18'3" (4.6m x 5.6m)

Sunlit room, filled with natural light, tv points, kitchen with modern facilities, triple aspect windows and access to balcony.





VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Jack Flanagan and he can be contacted on 01 4030720 or 0867788498.

Alternatively you can send an email to Jack@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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