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**ALLEN  
& JACOBS**

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**For Sale by Private Treaty**



**Apt. 5, House 4, Linden Court, Grove Avenue, Blackrock, Co. Dublin.**

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For Sale by Private Treaty

Apt. 5, House 4, Linden Court, Grove Avenue,  
Blackrock, Co. Dublin.

Allen & Jacobs are delighted to present this lovely ground floor apartment featuring well-proportioned light filled accommodation c.45sqm/484sqft. The apartment is presented in excellent condition throughout and benefits from high ceilings, wrap around private sit out terrace and secure underground designated parking.

Location really couldn't be better in this extremely popular and convenient residential area, beside a host of amenities including shops, parks and restaurants. An array of schools and colleges are also within easy reach including Blackrock College, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with both the DART and QBC within easy reach, offering good access to and from the city centre and surrounding suburbs. The development is impeccably maintained, with landscaped courtyards, water features and manicured lawns.

Accommodation comprises entrance hall, living/dining room, kitchen, double bedroom, bathroom and one designated underground parking space.

At A Glance:

- Lovely maintained Grounds
- Well-proportioned Light Filled Accommodation c.45sqm/484sqft
- Designated Underground Parking Space
- Visitor Parking
- High Ceilings
- uPVC Double Glazed Windows
- Lift
- Private Wrap Around Sit Out Terrace
- Alarm
- TV & Phone Connection
- Intercom
- Beside QBC & all Amenities
- Easy Reach of the City Centre



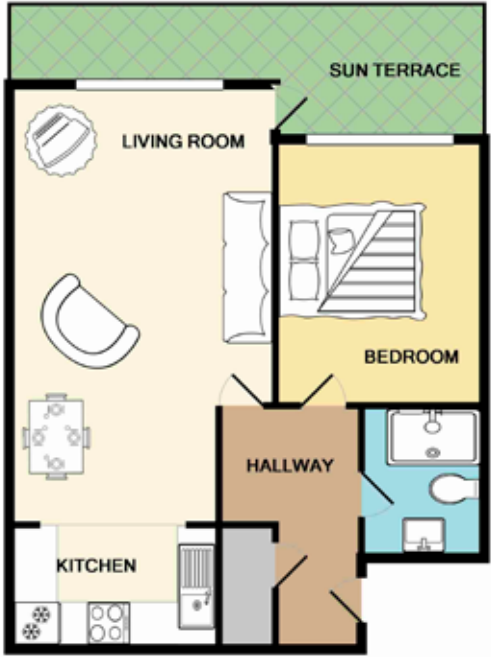
Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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Negotiator

Gary Jacobs MSCSI

Notes:



For Identification Purposes Only/Not To Scale  
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Accommodation

**Entrance Hall** Intercom alarm panel, shelved hot press, attractive solid beech timber floors

**Living Room/Dining Room** 6.25 x 3.75 Attractive solid timber floor;TV point

**Kitchen** 2.89 x 1.74 Fully fitted eye & floor level press units, is stainless steel sink, integrated fridge/freezer, electric oven, hob and extractor; extractor fan, plumbed for washing machine & dishwasher

**Bedroom** 3.74 x 2.89 Attractive solid beech floor; fitted double wardrobes

**Bathroom** Fitted with double shower; pedestal whb, wc, fully tiled floor; part tiled walls, extractor fan, 'Dimplex' electric heater

Outside

The development is maintained to an extremely high standard with an extensive amount of manicured grounds to include courtyards, water features, lawns and planted areas.