

ALLEN  
& JACOBS

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For Sale  
by Private Treaty

Apt. 202 Longboat Quay South, Grand Canal  
Dock, Dublin 2, D02 EW72



# Apt. 202 Longboat Quay South, Grand Canal Dock, Dublin 2, D02 EW72

Allen & Jacobs is delighted to present this lovely first floor apartment presented in excellent condition & providing spacious c.70sqm well laid out accommodation with contemporary kitchen & bathrooms. The property benefits from a wonderful sit out balcony & a designated underground parking space.

Longboat Quay is a modern waterfront development in the heart of trendy Grand Canal Dock, Dublin's most vibrant setting. There are numerous large technology, large scale international companies & bank corporate offices in this area together with numerous other amenities, including The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. An excellent selection of local restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools & colleges are surrounding. Public transport options include Grand Canal Dock DART station around the corner and The Point LUAS red line within easy walking distance.

Accommodation briefly comprises entrance hall, living/dining room, kitchen, balcony, 2 x double bedrooms (master en-suite) & a main bathroom.

## At A Glance

- ◆ Spacious accommodation c.70sqm
- ◆ Secure designated underground parking space
- ◆ Sit out covered balcony
- ◆ Master bedroom en-suite
- ◆ 2 x large double bedrooms
- ◆ Presented in excellent condition throughout
- ◆ Extensive use of attractive timber flooring
- ◆ Landscaped central courtyard with children's play area
- ◆ Lift
- ◆ Intercom
- ◆ 1st Floor
- ◆ Heart of Grand Canal Dock
- ◆ Beside all amenities
- ◆ Walking distance to Luas & Dart





## Accommodation

- ♦ Hall
- ♦ Living/Dining room: 5.4m x 2.9m
- ♦ Balcony: 2.7m x 1.5m
- ♦ Kitchen: 2.4m x 2.1m
- ♦ Bathroom: 2.2m x 1.8m
- ♦ Bedroom 1: 5.6 x 2.7m
- ♦ En-suite: 2.1m x 1.3m
- ♦ Bedroom 2: 4.5m x 2.8m

## Service Charge

We are informed that the current service charge is €1,900 per annum.



### Negotiator

Andrew Allen  
MIPAV MMCEPI

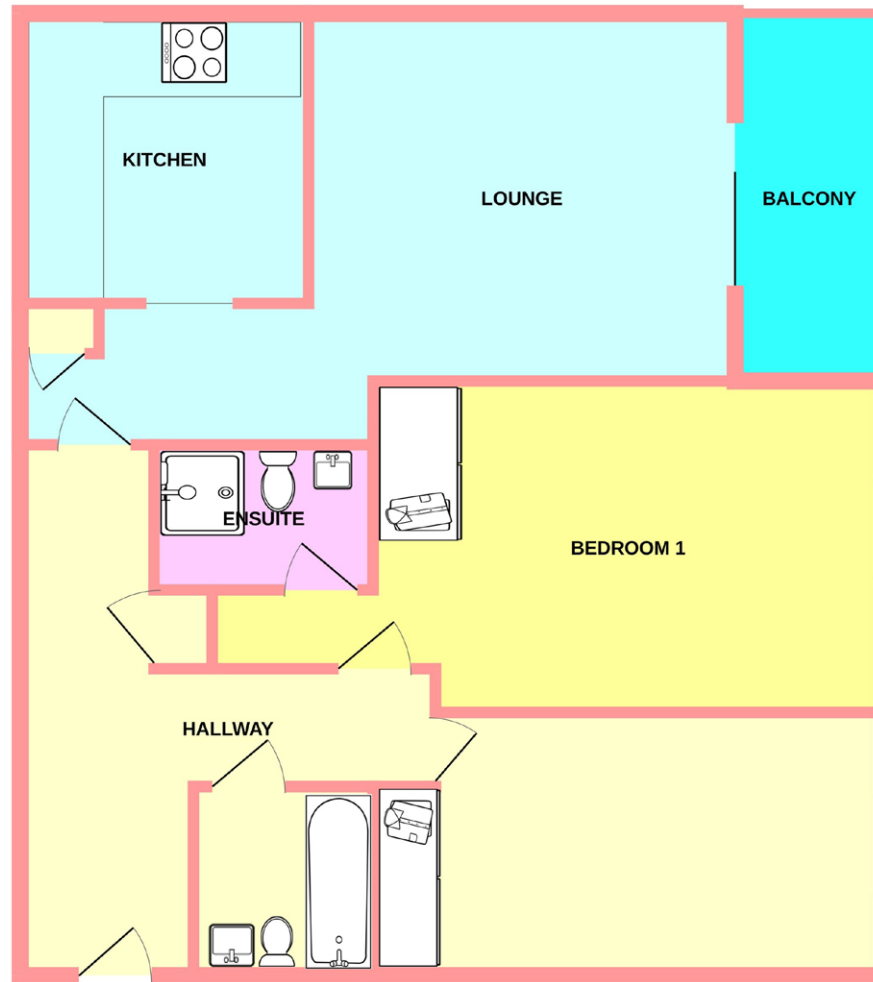
### Viewings

Strictly by prior appointment  
only with sole agents

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