



208 Longboat Quay, Grand Canal Dock, Dublin 2



Morrison
ESTATE AGENTS



For Sale by Private Treaty

A bright modern two bedroomed third floor apartment with very spacious living room feature and modern bright interior with natural light, fully equipped kitchen, two large bedrooms and two bathrooms and ample storage, and sunny balcony feature overlooking modern Dublin streetscape set in a prime position of this exciting development, and with secure designated underground car parking space.

The Longboat Quay development is one of the most sought after and upmarket residential developments in the prime Grand Canal Dock area. There is a host of local amenities nearby including the Bord Gais Theatre, 3 Arena Cafes, a selection of upmarket restaurants shops. The area is also the heart of Dublin's legal district with Ireland's top legal firms nearby.

Transportation is also easily accessible with the LUAS and DART within a short walk and there is also a great Bus service nearby.

Features Include

- Bright, well proportioned accommodation c. 70 Sq. M (753Sq. Ft)
- Pristine condition throughout
- Close to all local amenities – shops, restaurants and Bord Gais Theatre nearby
- Excellent rental yield in this area
- Fitted blinds, curtains and built-in kitchen appliances namely oven, hob, extractor fan, dishwasher, microwave, washer/dryer and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Double glazed windows throughout
- Security Intercom
- Mood Lighting
- Lift to all floors
- Choice location in the heart of the Grand Canal Dock district
- Designated underground car parking space approached by electronic security gates
- Meticulously maintained landscaped grounds within the development
- Enviably convenient location close to the LUAS and DART and local bus route within walking distance of City Centre.

Accommodation

Reception Hallway

8.77m x 1.49m with timber style flooring, recessed lighting, hot press

Living Room

6.26m x 2.88m with timber style flooring, recessed lighting, tv point, floor to ceiling windows and door to sun balcony overlooking front aspect.

Kitchen:

2.37m x 2.37m with an extensive range of built-in presses and units, granite worktops, oven and ceramic four ring hob, stainless steel extractor fan, stainless steel sink unit, Indesit fridge/freezer, dishwasher, washer/dryer, recessed lighting.

THERE ARE TWO BEDROOMS:

Bedroom 1:

4.83 m x 2.86m, with range of built-in wardrobes, timber style flooring, recessed lighting, window to front aspect.

En-Suite Shower Room:

1.95m x 1.5m with fully tiled step-in shower, wc, vanity wash hand basin, mirror fronted cabinet, fully tiled walls and floor.

Bedroom 2:

5.57m x 2.71m, with range of built-in wardrobes and window to front aspect.

Bathroom:

2.17m x 1.67m with white suite comprising bath with shower over, wc with concealed cistern and vanity wash hand basin, fitted mirror, mirror fronted storage cabinet, glass shelving, recessed lighting, fully tiled walls and floor.

Annual Service Charge:

€1900 per annum.

BER Details

BER: C2

BER No. 107695371

Energy Performance Indicator: 176.41 kWh/m²/yr

Viewing: By prior appointment

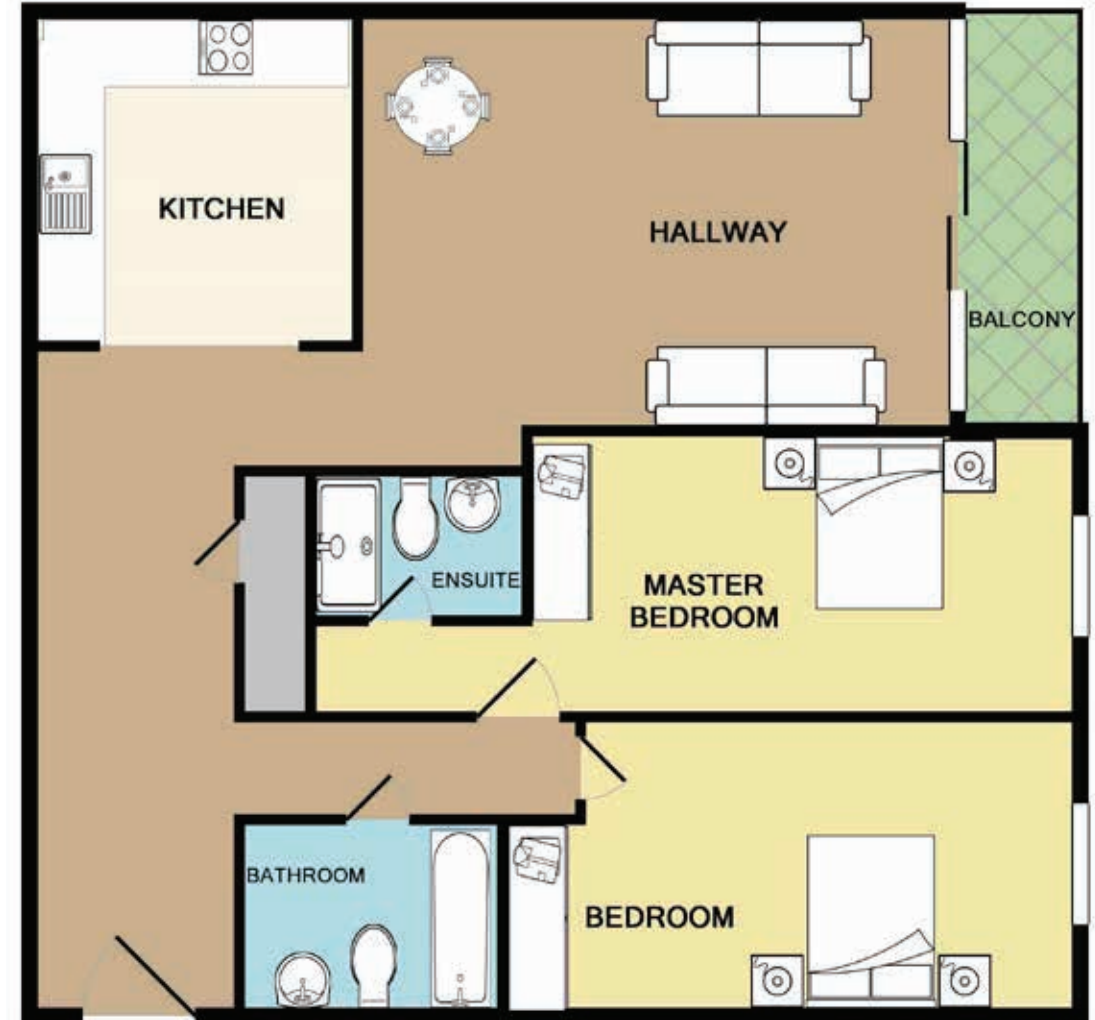
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