

BER E2



55 Ashurst

Mount Merrion Avenue, Blackrock, Co. Dublin

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INTERNATIONAL REALTY





## 55 Ashurst, Mount Merrion Avenue, Blackrock, Co. Dublin

### Features

- Stunning modernised and refurbished studio apartment
- Bright and spacious accommodation
- Prime location situated in this sought-after development
- Close proximity to the villages of Blackrock and Stillorgan
- One car parking space and one visitor car parking pass
- Oil fired communal heating system Launderette Facilities
- Management Company: Wyse
- Service Charge: €2,170 p.a. to include heating

A superb opportunity to live in a mature development in this much sought-after location. Apt. 55 Ashurst offers contemporary living suitable for owner-occupiers or investors alike. Superbly refurbished and modernised to make the most of the space, this apartment comes to market in walk in condition. Further benefitting from one car parking space as well as visitors car parking pass, Ashurst is a well-established development situated in this fine location.

As mentioned, the property has been fully renovated to a high standard. Entering from the hall with storage units, a generous Kitchen/living/dining room features a large window overlooking the communal grounds giving this room a bright and spacious feeling. The kitchen is fully kitted out with all modern integrated appliances. A second room provides bedroom space with built in wardrobes, walk in wardrobe and storage. The ensuite bathroom has been fully refurbished and is finished to a very high standard.

The location of this property is second to none, situated on Mount Merrion Avenue and with the villages of Blackrock and Stillorgan on the doorstep. The QBC on the Stillorgan Dual Carriageway offers direct access to Dublin city centre, as does the Dart in Blackrock at the other end of Mount Merrion Avenue. Blackrock hosts a selection of cafes, restaurants and boutique shops, while Stillorgan also provides a range of services and amenities. UCD Belfield campus is also within a short walk of the property.

## Accommodation

**Kitchen Dining Room:** 6.5m x 6.1m (21'4" x 20") With attractive flooring, large picture window overlooking the communal grounds, very fine built in cabinetry with glass shelving and mirrored back. Kitchen is fitted with a range of overhead press and drawer units, oven with four ring ceramic hob and extractor over, integrated Neff dishwasher, stainless steel sink unit, integrated fridge/freezer, tiled splashback and timber work tops

**Bedroom:** 4.25m x 4m (13'11" x 13'1") Excellent range of built in fitted wardrobes, further walk in wardrobe, door leading to ensuite

**Ensuite Bathroom:** with pedestal whb, wc, bath with shower over, tiled walls and floor



## BER Information

BER: E2. BER No: 117690339

EPI: 340.91 kWh/m<sup>2</sup>/yr.

## Eircode

A94 CD30





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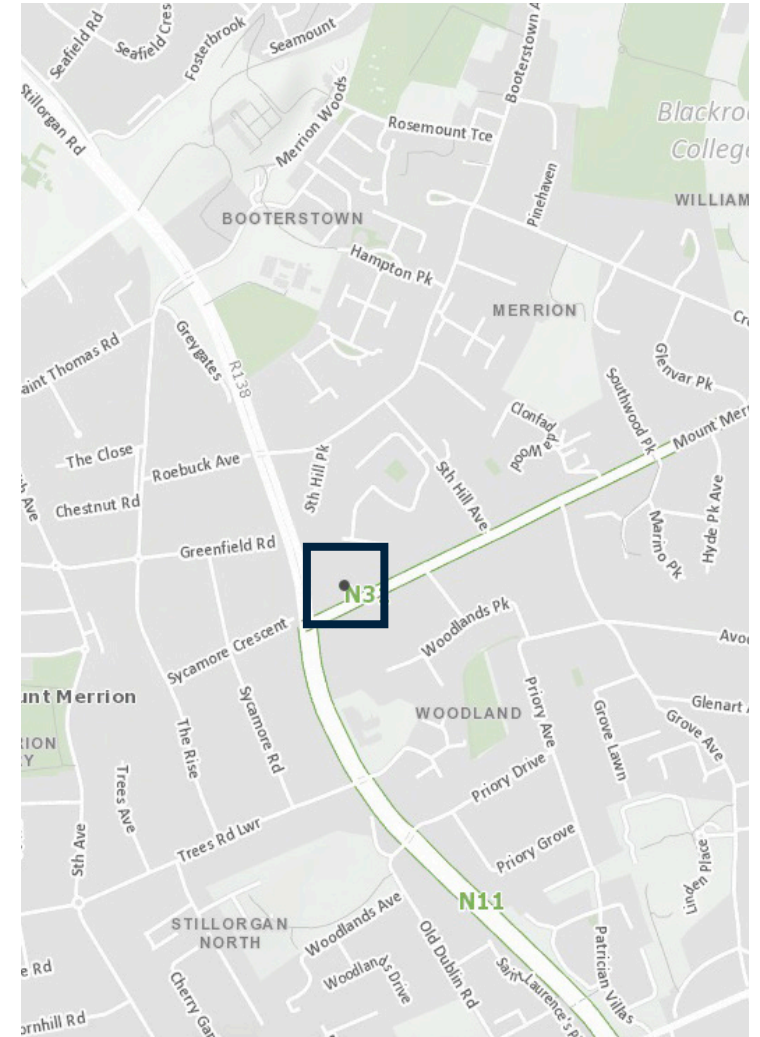
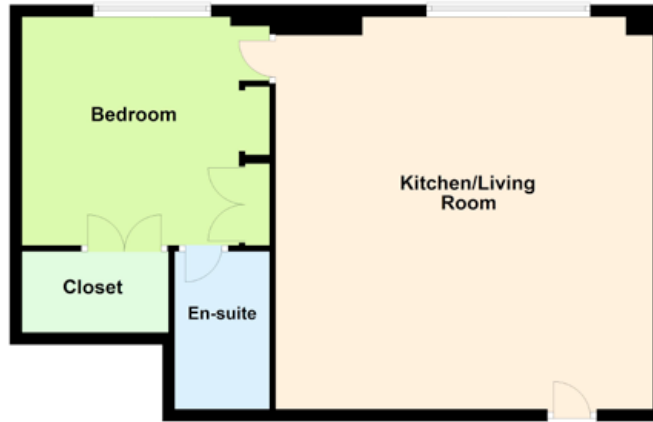
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