



94 Shelbourne Park, South Lotts Road, Dublin 4

BER C3

Morrison
Estates



For Sale by Private Treaty

A choice second floor modern apartment in an enviable corner position with an inviting interior and a breathtaking open outlook over Shelbourne Park Stadium from all rooms and panoramic views of the Aviva Stadium, the Pigeon Towers and Dublin Mountains from the wraparound balcony; further enhanced with a designated underground car parking- truly a proposition rarely offered!

Located on South Lotts Road, the apartment is superbly located close to Ballsbridge and the City Centre; the Aviva Stadium, Grand Canal Dock, ESB Sportsco, Shelbourne Park Greyhound Stadium, East Link Bridge and the IFSC are all easily accessible. There is a selection of neighbourhood retail and service outlets in nearby Sandymount and Ringsend Villages.

Features Include

- Bright, spacious accommodation c. 70 Sq. M, (753 Sq. Ft)
- Stunning open outlook over the extensive greenery of Shelbourne Park Stadium and views towards the Aviva Stadium and the Dublin Mountains.
- Walk into condition- immaculately presented, welcoming interior
- Fitted carpets, blinds and kitchen appliances namely oven, hob, extractor fan, fridge/freezer and washing machine are included in the sale
- Electric Storage Heating
- Security Intercom
- Double Glazed windows
- Designated basement car parking space
- Lift from car park to all floors
- Corner wraparound private balcony with open aspect
- Highly coveted location close to the City Centre, Ballsbridge and Sandymount



Accommodation

Reception Hallway:	5m x 2.2m, with timber flooring, Security Intercom
Open Plan Living/Kitchen/Dining Room:	7.1m x 4.7m overall
Living Area/Dining Area:	with stunning backdrop from floor to ceiling windows,timber flooring, glass block feature , tv point, sliding patio door to balcony
Kitchen:	with an extensive range of built-in units and worktops, stainless steel sink unit, Zanussi oven, Zanussi ceramic four ring hob, stainless steel extractor fan, Zanussi fridge/freezer, Indesit washer/dryer, plumbed for dishwasher, part ceramic tiled walls, tiled floor
THERE ARE TWO BEDROOMS:	
Bedroom 1:	3.9m x 2.95m, with carpet and built-in wardrobe, picture window overlooking Shelbourne Park Stadium Bedroom 2: 3.55m x 2.9m, with carpet and built-in wardrobe, picture window overlooking Shelbourne Park Stadium
Bathroom:	with white suite comprising bath with telephone shower over, wash hand basin with mosaic tiled splashback, wc, part mosaic tiled walls, strip lighting and shaver socket
Management	Company: Core Estate Mangement
Service Charge:	€1480.00 Per Annum
BER Rating:	C3
BER Number:	106420904
Energy Performance Indicator:	203.68 kWh/m2/yr

Viewing: By prior appointment.

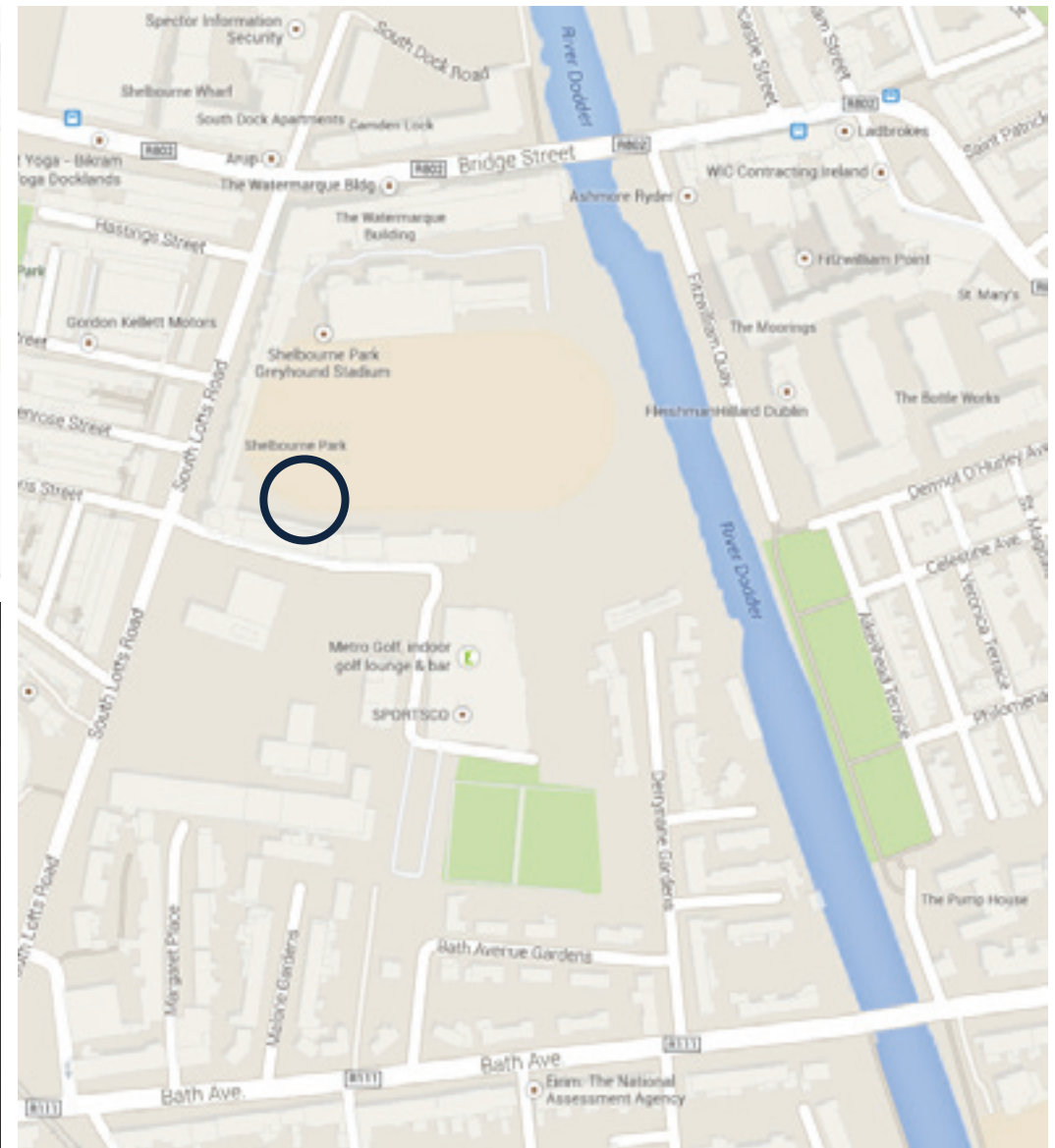




View From Balcony



View From Balcony



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