

FOR SALE

BY PRIVATE TREATY

**72 The Academy Building
Park West
Dublin 12
D12 R802**



Two Bedroom Apartment
c. 63 sq.m /678 sq.ft



Price: €195,000

raycooke.ie

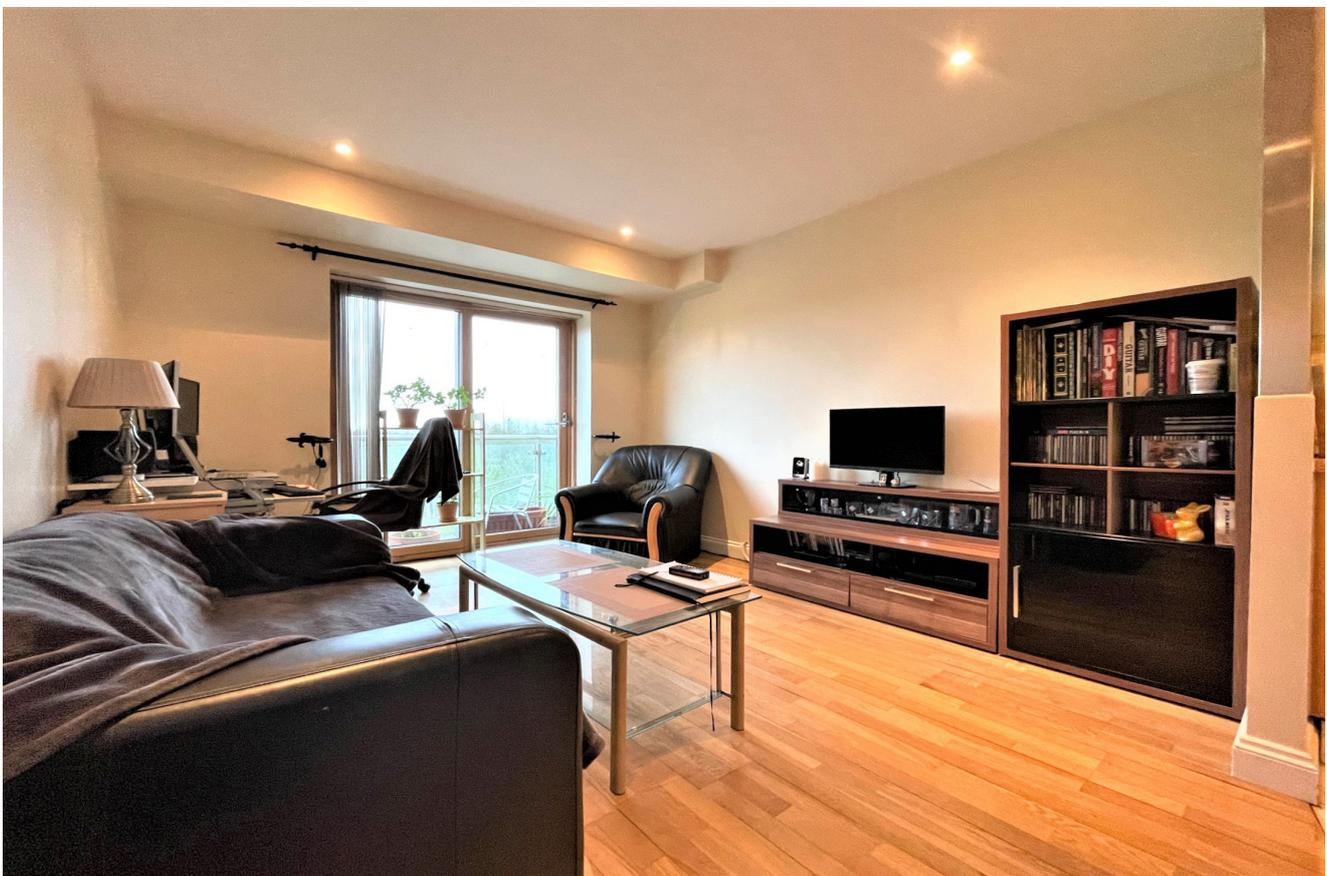
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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom apartment to the market ideally located on the second floor of The Academy Building within the exclusive Park West Pointe development. This location is ever sought after as it is situated within walking distance of Park West Business Park and the new Park West train station bringing you into Heuston Station in minutes. The M50 Motorway, The Red Cow Luas Stop and Clondalkin & Palmerstown Villages are all very easily accessible. Bright and spacious internal living accommodation of c. 63 sq m (678 sq ft) comprises of entrance hallway, storage room, family bathroom, large open plan lounge/kitchen/dining room, two double bedrooms and master bedroom ensuite. Sliding doors from the living room open onto a balcony with an enviable south westerly orientation. No. 72 is presented in good condition throughout and features a designated underground parking space, built in storage and top quality integrated appliances. Ideal for first time buyers but equally likely to be a hit with investors due to the attractive yields on offer locally. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 678 sq ft
- c. 63 sq m
- BER C3
- Mgmt fees c 1800 p a
- Lifts & stairs
- 2 large double bedrooms
- Family bathroom & master ensuite
- Fully fitted kitchen
- Balcony with south westerly orientation
- Electric storage heating
- Designated underground parking space
- Ample visitors parking space
- Adjacent to the train station
- Heuston Station easily accessible
- The Luas & M50 Motorway both within easy reach
- Not subject to rent restrictions
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



ACCOMMODATION



ENTRANCE HALL

3'6" x 10'2" (1.1m x 3.12m)

Laminate floor and access to lounge bedrooms and bathroom.

KITCHEN

10' x 5'9" (3.06m x 1.81m)

Floor and eye level units, integrated oven and hob, integrated fridge freezer and dishwasher



LOUNGE

12'6" x 10'3" (3.85m x 3.14m)

Laminate flooring sliding doors to balcony, freshly painted walls

BEDROOM 1

8'8" x 16'4" (2.7m x 5m)

Carpet floors fitted, wardrobes freshly painted walls and ceilings, top quality curtains



ENSUITE

5'5" x 6'1" (1.7m x 1.85)

Tiled floors, shower enclosure, wc, wash hand basin, heated towel rack



BEDROOM 2

12'8" x 8'7" (3.9m x 2.65m)

Laminate flooring, fitted wardrobes, double glazed windows

BATHROOM

5'4" x 7'7" (1.66m x 2.34m)

Tiled floor, wc, whb, full bath, tiled splashback



FLOOR PLAN



VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to eoin.keogh@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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