

# 11 BALTRASNA HOUSE

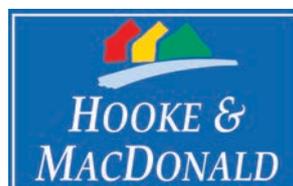
Spencer Dock, Dublin 1



Distinctive Two Bedroom Apartment

BER B3

Attractive two bedroom second floor apartment in iconic modern development beside all the amenities of the city.





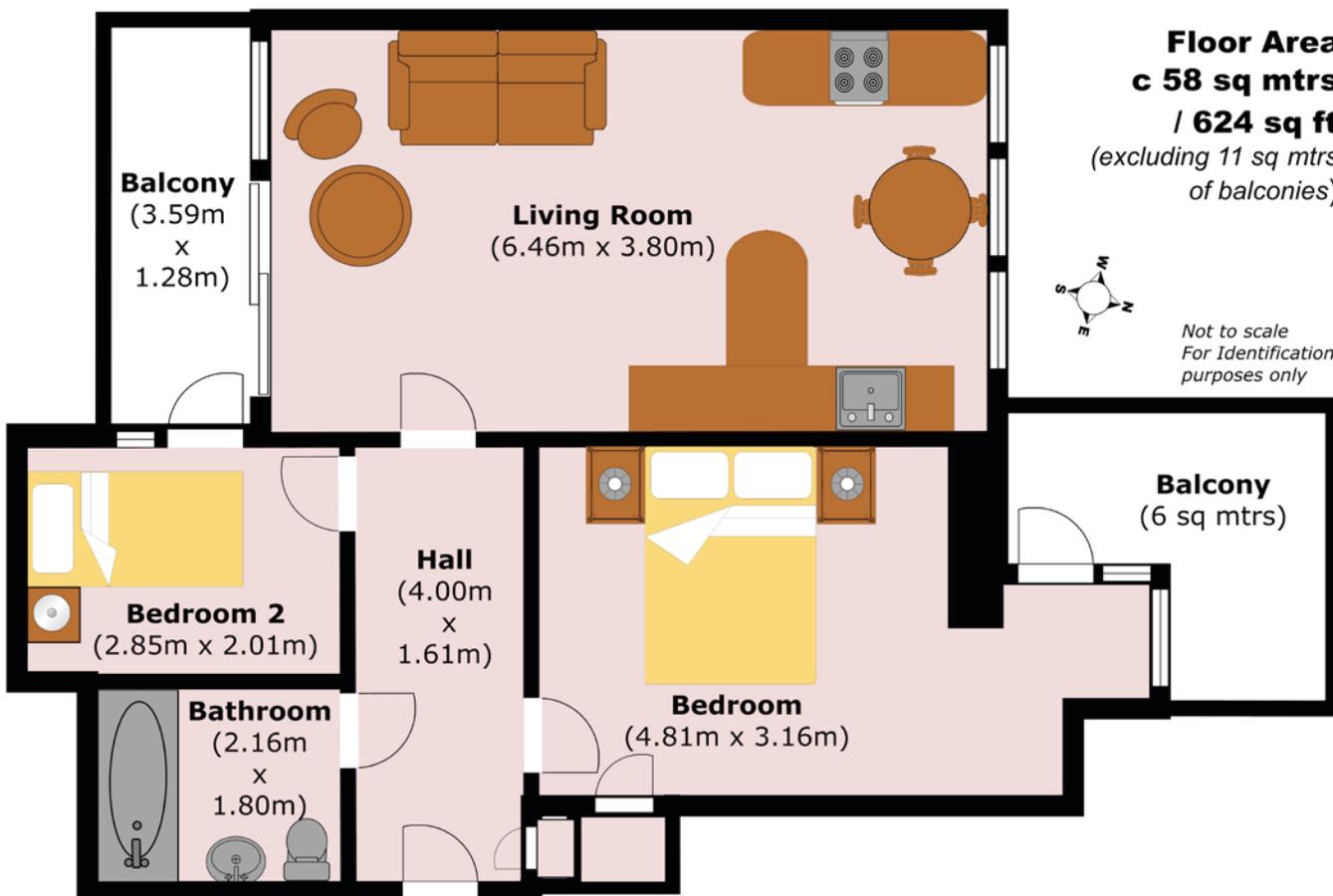
## THE PROPERTY

- This is an attractive two bedroom second floor apartment with the benefit of two sun balconies.
- Situated on the banks of the River Liffey adjacent to the world renowned International Financial Services Centre and the Convention Centre Dublin embodies the highest standards in city centre residential living. The Spencer Dock Luas is directly outside.
- There are a multitude of amenities, services, institutions and landmarks closeby including the National College of Ireland, Trinity College, DART station, LUAS stops, theatres, restaurants and cafes.

No. 11 Baltrasna House extends to 58 sq.m/ 624 sq.ft and comprises entrance hall with storage, living / dining area with southerly orientation & sunny balcony, fitted kitchen, bathroom, double & single bedroom. Second balcony off double bedroom.

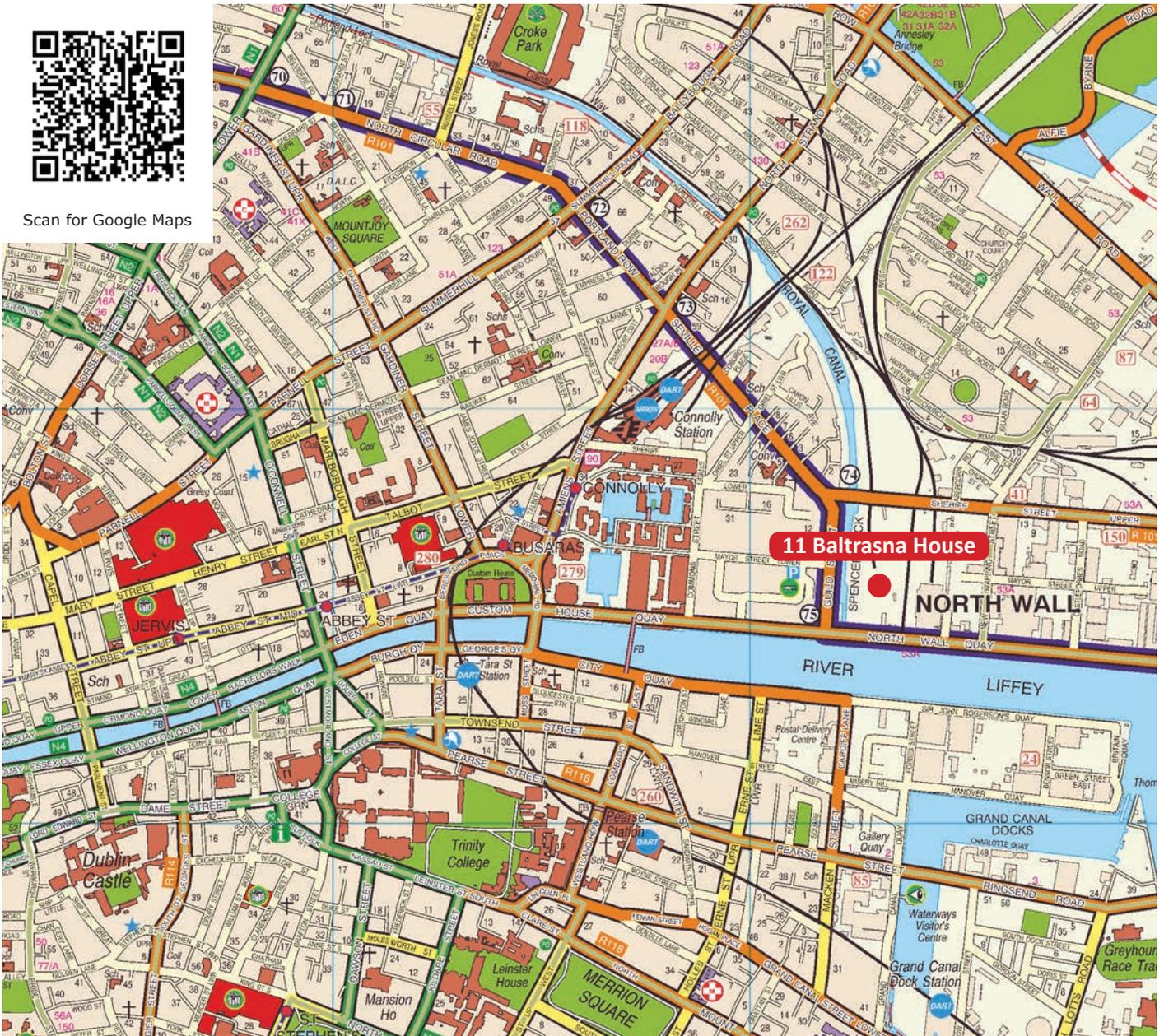
### Features

- 24 hour security
- 7 day concierge
- Secure underground parking
- High ceilings
- Gas fired central heating





Scan for Google Maps



## LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009514 SCS1. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER B3

BER No. 100780048

Energy Performance Indicator: 130.95 kWh/m<sup>2</sup>/yr



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