



If you are considering selling please call us today:

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**T: 01 210 0360**

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**ALLEN  
& JACOBS**



For Sale by Private Treaty

**Apt. 307 Longboat Quay South, Grand Canal Dock, Dublin 2.**

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For Sale by Private Treaty

Apt. 307 Longboat Quay South, Grand Canal Dock, Dublin 2.



Allen & Jacobs is delighted to present this 3rd floor 1 bed apartment providing spacious and well laid out accommodation of c.54sqm. The apartment is presented in simply excellent condition throughout and would be ideal for both an owner occupier or as an excellent investment opportunity. The property benefits from a wonderful sit out balcony and a designated underground parking space.

Longboat Quay is a modern waterfront development in the heart of trendy Grand Canal Dock, Dublin’s most vibrant setting. A host of amenities are on offer including a wide variety of cafes, restaurants, gyms, sports clubs as well as the chic Marker Hotel and iconic Grand Canal Theatre. The city centre, Ballsbridge, the IFSC and Sandymount are all within walking distance while the DART and LUAS provide easy access to the rest of the city.

At A Glance

- Heart of Grand Canal Dock
- Presented in excellent condition throughout
- 3rd floor apartment
- Spacious accommodation c.54sqm
- Underground parking space
- Good sized balcony
- Lift
- Intercom
- Cable TV, phone & internet connection available



Viewing

Strictly by prior appointment only with sole agents  
Allen & Jacobs (Southside Office))  
107 Fosters Avenue, Mount Merrion,  
Co. Dublin  
T: 01 210 0360 f: 01 278 9494  
E: info@allenandjacobs.ie W: allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MCCEPI

Notes:

Accommodation

Entrance Hall: 3.1m x 2.5m: With storage and intercom. Incorporates study area.

Living/dining room: 6.31m x 3.61m: Spacious, light filled, open plan room with access to a large balcony.

Kitchen: 2.4m x 2.14m: Contemporary kitchen. Integrated appliances to include oven, hob and hood, fridge and freezer, dishwasher and washer/dryer.

Bedroom: 4.72m x 3.00m: Spacious double bedroom with built in wardrobes.

Bathroom: 2.26m x 1.81m: Stylish, fully tiled bathroom, cabinets and spot lighting.

Balcony: 3.3m x 2m: Good sized sit out balcony with water views.

Service Charge:

We are informed that the current service charge is €1,250 per annum.

