



**APT 16 THE DICKENS, THE GASWORKS, SOUTH LOTT'S ROAD, DUBLIN 4 D04 TN88**

LARGE BRIGHT 2 BEDROOM APARTMENT IN DUBLIN 4

**BER** C2

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

### SPECIAL FEATURES

- Large bright 2 bedroom apartment
- Approx. 77 sq m / 829 sq ft
- Excellent location in Dublin 4
- Sought after development

REA Grimes are delighted to bring Apartment 16 The Dickens to the market. This is an excellent opportunity for a discerning purchaser to acquire a bright and spacious two bed apartment in an excellent location in Dublin 4.

Extending to approx. 77 q m / 829 sq ft, accommodation comprises in brief an entrance hall with cloakroom, two double bedrooms (one en suite), open plan living and dining room, kitchen, utility room and bathroom. The apartment also benefits from a terrace.

The location is second to none - The Gasworks is conveniently located in the heart of Dublin 4. The area is well serviced by public transport - Grand Canal Dart station is approx. 5 minutes' walk, and there are numerous bus routes nearby. The East Link Toll Bridge and the Port Tunnel open up the wider city and provide easy access to the M50 and Dublin Airport. In addition to this, the development is located close to numerous large employers such as Google and Facebook, and many amenities such as The Bord Gais Energy Theatre, Trinity College, Grand Canal Dock, Merrion Square and the Aviva Stadium. In short, the location could not be better, and this apartment will make a lovely city base for an owner occupier, or an astute investment.

### ACCOMMODATION

**Entrance Hall:**  
With cloakroom

### Living / Dining Room:

Large bright open plan living and dining room with laminate wood flooring

### Kitchen:

With an array of modern built-in units at eye and counter level, granite countertops, integrated hob, oven, extractor fan, and fridge freezer

### Utility Room:

With hotpress and built-in storage. Plumbed for washing machine

### Bedroom 1:

Large bright double bedroom with built-in wardrobes, laminate wood flooring, and en suite bathroom

### En Suite:

Shower, wash hand basin and WC

### Bedroom 2:

Bright double room with built-in wardrobes and laminate wood flooring

### Bathroom:

With tiled floor and part tiled walls, wash hand basin, WC, and bath with shower attachment

### OUTSIDE:

Access to terrace

### SERVICES:

Gas fired central heating  
Terrace  
Intercom

### Service Charge:

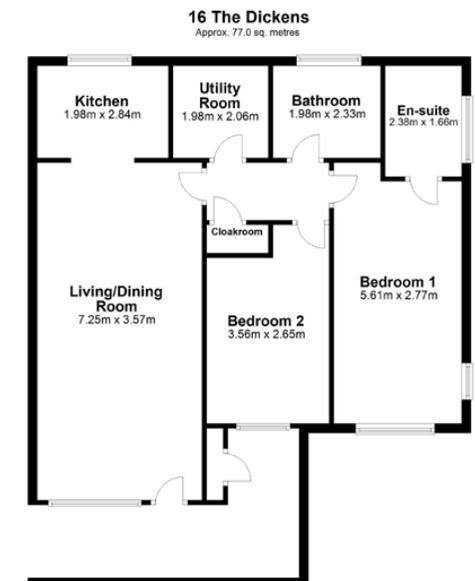
Approx. €1,750 per annum (subject to change)

### BER Details:

BER No: C2

BER: 114324189

Energy Performance Indicator: 181.74 kWh/m<sup>2</sup>/yr



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Plan produced using PlanIt.

**REA**  
**GRIMES**

### REA Grimes

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