

For Sale

Asking Price: €525,000

Sherry
FitzGerald



Apartment 27 Ashurst, Mount Merrion Avenue,
Blackrock, Co. Dublin, A94 V046

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BER D2





Apt. 27 Ashurst, Blackrock, Co. Dublin

Ashurst is a small apartment development ideally situated at the top of Mount Merrion Avenue close to Blackrock, Stillorgan and Mount Merrion.

transport network of bus and DART providing seamless access to the city centre.

No.27 Ashurst is a lovely bright two bedroom apartment and is an ideal purchase for someone looking for something in a super central location with large spacious rooms throughout.

Seldom does such a beautifully presented and most ideally located property come to the market. This spacious apartment extends to an impressive (102 sq.m or 1,098 sq.ft.) the property is well presented with a wonderful balance of living and sleeping accommodation.

Located on the first floor, you can access your apartment via the stairs or elevator.

The accommodation is very well presented throughout and has been decorated in neutral tones. The accommodation comprises entrance hall, two double bedrooms, two en-suite bathrooms, a living room and separate kitchen. The living room boasts a large picture window ensuring this cosy space is flooded with natural light. The apartment is further enhanced by a spacious southerly balcony which is ideally suited for relaxing and dining 'al fresco'.

There is parking and ample visitor parking available. The Ashurst development offers residents a communal laundry room, (seldom provided), additional storage and an outdoor secure lock up.

Many schools and Universities are also located within easy reach, including Blackrock College, St. Andrew's College, Sion Hill, Willow Park, Coláiste Íosagáin, Coláiste Eoin, National Schools and University College Dublin. The area is served by an excellent public

SPECIAL FEATURES

- Exceptionally large two bedroom apartment
- First floor apartment
- Turnkey condition throughout
- Very Close to UCD/ Smurfit Business School
- Lift
- EV Chargers
- Intercom
- Large communal laundry room
- Two en-suite bathrooms
- Southerly balcony
- Permit parking for two cars
- Caretaker
- Close to Stillorgan and Blackrock village Easy access to transport routes – M50, N11, QBC, DART Ultra convenient location
- Service Charge - EUR 4,835.90 per annum.

ACCOMMODATION

Floor Area: 102sq.m. / 1,098sq.ft approx.

Entrance Hall Spacious entrance hall with tiled flooring. Intercom. Door leads through:

Living / Dining Room Exceptionally spacious living room with large picture window to the front flooding the room with an abundance of natural light. Wooden style flooring. Dining area. Door through to:

Balcony Private balcony ideal for al fresco dining directly accessed from living/dining room.

Kitchen Fitted with an extensive array of attractive wall and base units, window, fridge freezer, 4 ring hob, oven (Neff) & extractor fan, dishwasher, sink, tiled splash back. Tiled flooring.

Bedroom 1/Main Bedroom Exceptionally large double bedroom with wooden style flooring, fitted wardrobe units (x2), door to

Bathroom With w.c, wash hand basin, tiled walls and flooring, shower cubicle with over head shower attachment, heated towel rail

Bedroom 2 Spacious double bedroom with large window & wooden style flooring, door to:

Ensuite With w.c, wash hand basin, tiled flooring and walls, bath with overhead shower attachment, heated towel rail.

GARDEN

Communal gardens located at the front of the development for residents use and a private south facing external balcony provides for an outdoor dining area, ideal for outdoor dining. There is non-designated permit parking for residents only.

BER

BER D2, BER No. 101471209

Energy Performance Indicator: 283.6 kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.