

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c.64m²



**5 Newpark Centre, Newtown Park Avenue,
Blackrock, Co. Dublin A94 R527**



Excellent investment opportunity in South County Dublin. This newly refurbished two bedroom apartment on Newtown Park Avenue comes to the market offering a full refurbishment, which meets the requirements of the Residential Tenancies Board guidelines, allowing Landlords to advertise for market rent.

Situated in the Newpark Centre shopping complex, this property boasts a wonderful location close to a host of amenities and transport links. The apartments of the Newpark Centre are located above the shops and have a secure gated entrance with intercom system.

Local shops and amenities to include the Newpark Sports Centre, Newpark Comprehensive School and Church of the Guardian Angels are all within a short walk of the property. Blackrock Village with its' chic boutiques, restaurants and local amenities is within walking distance and its' two shopping centres are also close by. The seafront, Blackrock & Seapoint DART stations, local bus routes and links to main road networks are all easily accessible. There are a number of prominent schools in the area including Mount Anville, St. Andrews College and Blackrock College.

UCD and the Smurfit School of Business are also within walking distance.

Apartment 5 has just undergone a full refurbishment to include a new bathroom, new kitchen, new flooring throughout, new blinds, new doors, hinges, handles & locks throughout, plus all the main windows have been replaced with new triple glazed windows (exc. 2 skylights). See our features list for more details. On entering the apartment you arrive in the spacious entrance lobby, which boasts a storage cupboard and large hotpress. There is a large sitting room with



comfortable space for a dining area. The kitchen sits off the sitting room and has been completely upgraded to include new appliances. Both bedrooms are doubles with fitted wardrobes and the bathroom boasts a complete new suite.

To arrange a viewing contact the Selling Agents; Paul Tobin Estates on 01 902 0092.

FEATURES

- Completely refurbished throughout
- Meets RTB guidelines for market rent
- Advised Market Rent in the region of €1,800 to €2,200 per month
- New triple glazed windows
- New flooring throughout
- New blinds throughout
- New light fittings
- New kitchen units
- New white ceramic sink with swan neck tap
- New solid Oak butcher block worktops
- New bathroom suite to include shower screen
- New kitchen appliances to include:
 - Extractor fan
 - Hob & oven
 - Slimline dishwasher
 - Fridge / freezer
 - Washing machine included
- New interior doors, hinges, handles & locks
- Glass panelled doors to kitchen & sitting room
- Fireplace
- Skylights in hallway & sitting room for added natural light
- Complete interior repaint in contemporary colour scheme
- Secure gated communal entrance with intercom
- Communal resident parking to rear and front of complex

ACCOMMODATION

Hallway (2.17 x 2.92)

Storage cupboard (0.79 x 0.58)

Hotpress (0.81 x 0.93)

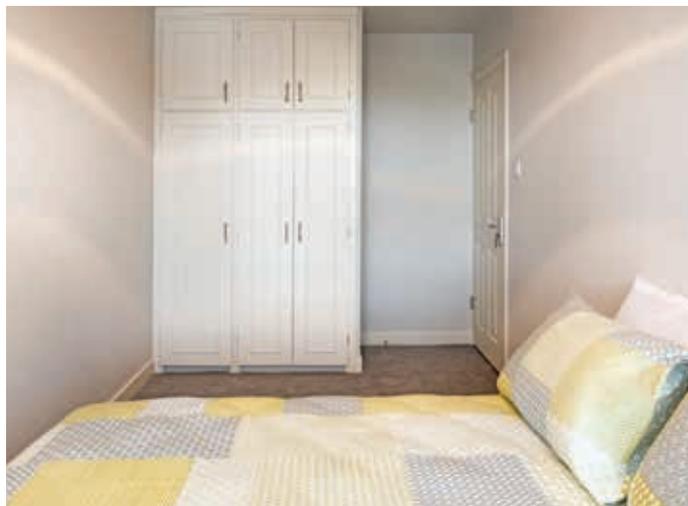
Sitting room / open plan Dining Area (4.78 x 6.78)

Kitchen (3.50 x 2.02)

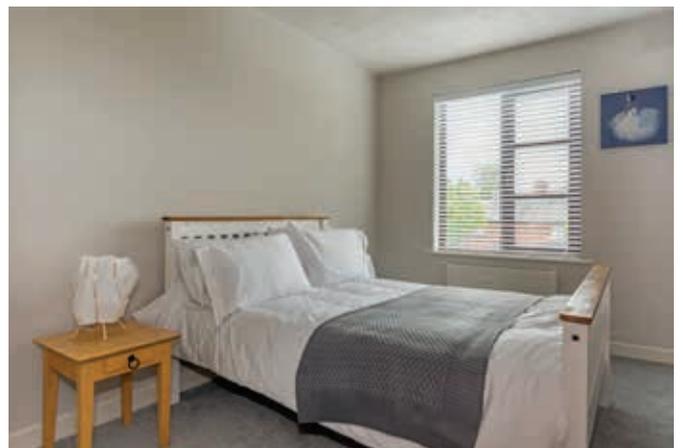
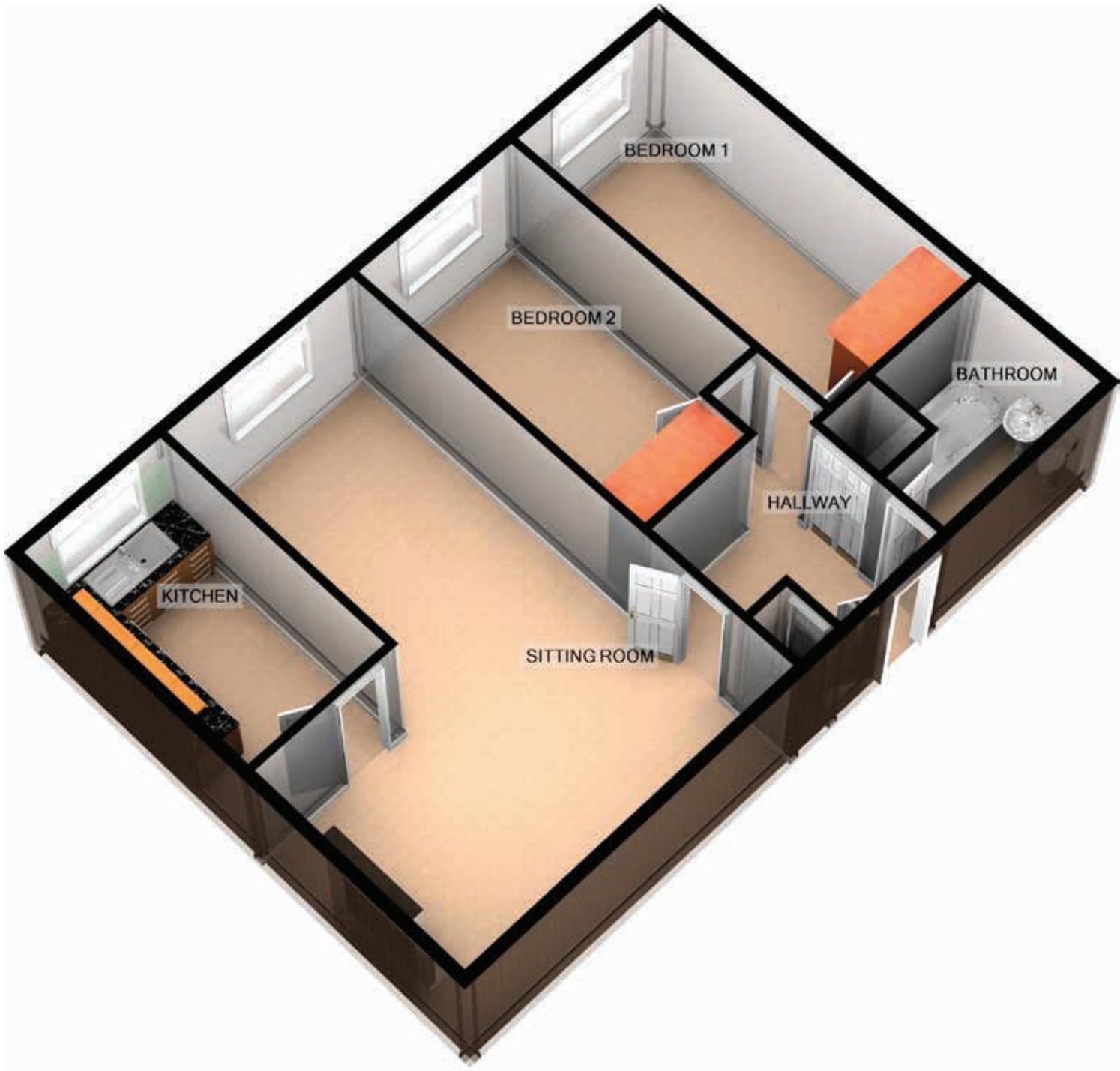
Bedroom 1 (4.78 x 2.26)

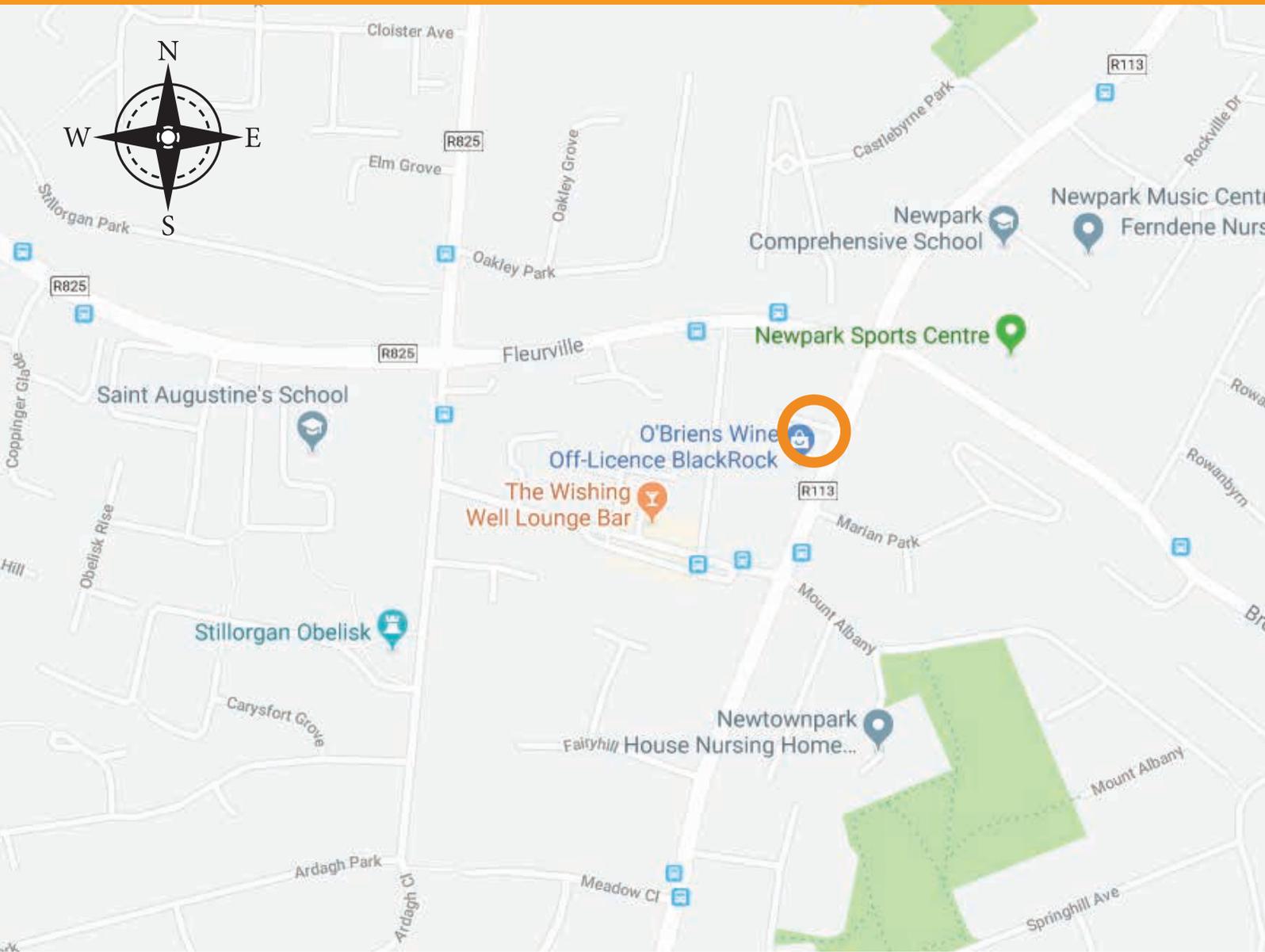
Bedroom 2 (2.47 x 4.40)

Bathroom (2.54 x 1.84)









Boutique Estate Agent

PSRA Licence No: 003786

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