



Apt 77 Cherbury Court, Booterstown Avenue,  
Co.Dublin

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this fine two bedroom, 3rd floor apartment to the market. Located in this highly sought-after development, 77 Cherbury Court extends to c. 83sq.m/ 893 sq.ft and offers bright, light filled accommodation throughout, including a large light filled living area, kitchen, two generous bedrooms and bathroom.

Cherbury Court enjoys an enviable location, close to Blackrock Village and Stillorgan which offers a wide variety of retail and dining options alongside shopping centres. Foxrock Village is also easily reached. Dundrum Town Centre is no more than a 15 minutes drive away. Rugby, golf, tennis, hockey, soccer and GAA are all available in the vicinity with marine pursuits available at nearby Dun Laoghaire Harbour.

Residents also enjoy a communal manicured lawned area which is well maintained. There is one designated car parking space allocated to the apartment.

There are many excellent top rated schools including Willow Park, Blackrock College, St Andrews College, Sion Hill, Booterstown National School and St Mary's National School. It further benefits from excellent transport links including the DART at Booterstown. The Rock Road and N11 are well serviced by several bus routes including the 7, 17, 84, 46A and 145 offering easy access to UCD, St Vincent's Hospital and Dublin City Centre. The M50 is also easily accessed offering routes countrywide

## SPECIAL FEATURES

- » Two bedroom 3<sup>rd</sup> floor apartment
- » Extending to 83sq.m/893sq.ft
- » Large spacious apartment
- » Gas-fire central heating
- » Lift access
- » One allocated parking space
- » Intercom
- » Highly convenient location
- » Excellent transport links including DART and several bus routes



# Accommodation

## ENTRANCE HALLWAY

2.52m (8.27ft) x 1.14m (3.74ft)

Hot press with hot water cylinder, shelving, radiator, archway feature landing to:

## LANDING AREA

3.96m x 2.13m

Bright area with access to all rooms, intercom, carpet.

## LIVING ROOM

3.72m (12.99ft) x 5.42m (17.78ft)

Glass door with glass panel, bright room with westerly aspect, corner window providing additional light, radiator, thermostat control unit, T.V. point, curtain rail, carpet.

## KITCHEN

3.86m (12.66ft) x 2.7m (8.86ft)

Built-in floor and wall mounted units incorporating additional shelving, wine holder, Creda hob and extractor fan, Tricity Bendix built-in fan oven, provision for fridge freezer, stainless steel sink with mixer tap and draining board, tiled splash back, radiator, central light and line flooring, window blind.

## BEDROOM 1

3.99m (13.09ft) x 4.56m (14.96ft)

Double room, built-in wardrobes, corner window providing good natural light, carpet, radiator.

## BEDROOM 2

2.65m (8.69ft) x 4.27m (14.01ft)

Double bedroom, built-in wardrobes, carpet, radiator.

## STORAGE CUPBOARD

1.13m (3.71ft) x 1m (3.28ft)

## BATHROOM

2.69m (8.83ft) x 1.65m (5.41ft)

Bath, partially tiled surround, shower mixer tap, w.c., wash-hand basin, tiled splash back, radiator, towel rail, carpet.





## MANAGEMENT COMPANY

MD Property Management  
38 Upper Baggot Street  
Dublin 4

Telephone: 01 660 7803

Email: info@mdpm.ie

Annual service charge €1,964 approx

## DIRECTIONS

Travelling from city centre along the N11, take the left turn at the junction of Stillorgan Road and Booterstown Avenue. Continue along Booterstown Avenue and the apartment complex will be on your right. Apt 77 is located at the end of the complex on the right

## BER DETAILS

BER: E1

BER Number: 112486824

Energy Performance Rating: 324.03 kwh/m2/yr

## VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



## FLOORPLAN

Not to scale. For identification purposes only.

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4 Castle Street, Dalkey, Co. Dublin

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2 Brighton Road, Foxrock, Dublin 18



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