

**FOR SALE**



**Studio - 1 Bedroom**

**FOR SALE BY PRIVATE TREATY**

**Guide Price: €240,000**

46 Ashurst  
Mount Merrion Avenue  
Blackrock  
A94 VC53

**36 sqm (388 sqft)**

**PARKING SPACES: 1 + 1 visitor permit**

**FLOOR LEVEL: Fourth With Lift**

**HEATING: Central Heating**



## DESCRIPTION

Exceptionally bright studio apartment situated on the fourth floor of the popular Ashurst development at the top of Mount Merrion Avenue. This apartment complex was really solidly built by the PV Doyle group to hotel standards. It has remarkably wide corridors, stairwells and a bright and spacious entrance hall. There is superb sound insulation throughout. Lift access. Bike shed. Ample car parking.

This apartment comes with one car parking space plus one visitor permit. The current service charge is €1877 plus €391 for on-demand central heating - any time you turn the radiators on the heat is there at no extra cost. It also includes the use of a communal laundry room with high capacity washing machines and dryer. The grounds are well-maintained and there is a caretaker on site.

The property benefits from an array of neighbourhood and shopping amenities in both Blackrock and Stillorgan Villages. The QBC is on your door step with easy access to the City centre. The DART is also conveniently nearby in Blackrock Village. The nearest entrance to UCD is just 15 minutes walk. This apartment will appeal to those seeking an easily maintained base in a prime location.

Accommodation briefly comprises open plan living/dining/bedroom, separate fully-equipped kitchen, and a separate bathroom.

## ACCOMMODATION DETAILS

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### Main room

- 6.74m (22'1") x 4.03m (13'3")
- Lovely bright open-plan living/dining/bedroom with solid pine wood flooring. Large south facing window with views to the mountains. 2 x light fittings. UPC/Sky TV/Broadband connection. Doors to kitchen and to bathroom. Two built-in wardrobes. Wall bed included in sale. This room is large enough that it could be sub-divided to create a one bedroom apartment.

### Kitchen

- 2.47m (8'1") x 2m (6'7")
- Fully equipped kitchen with window. Tiled floor. Plenty of kitchen cabinets including a lit display cabinet and a bin unit under the sink. Normende fridge/freezer. Normende electric cooker with oven and hob. Washing machine. White subway tiled splashback contrasting with the attractive dark wood counter tops. Tiled floor. Sink with draining board. Blinds.

### Bathroom

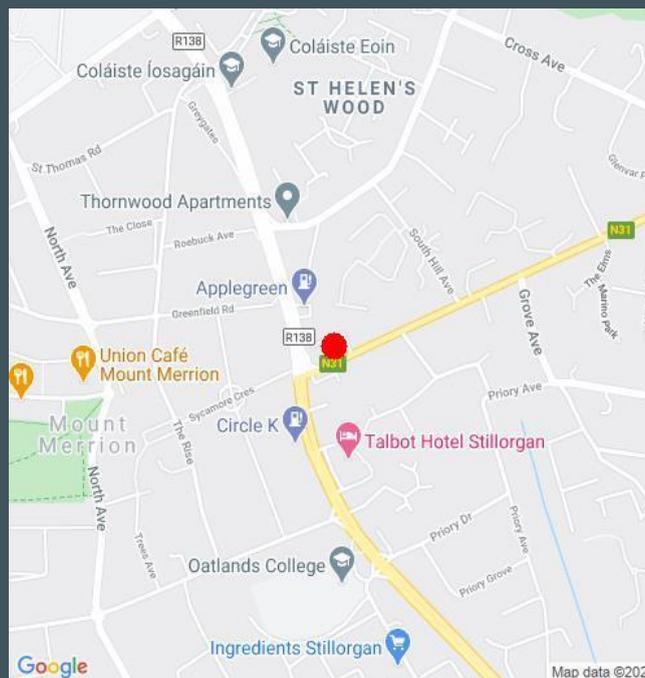
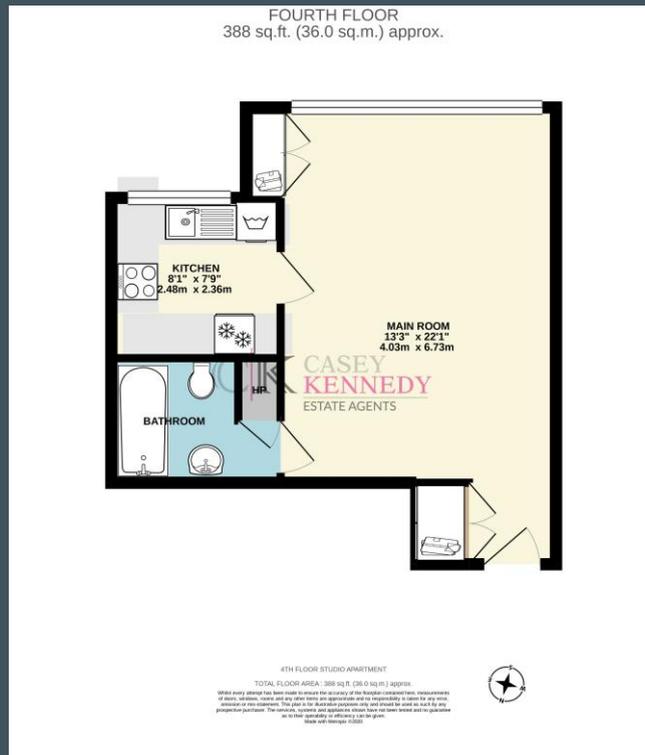
- 2.47m (8'1") x 1.7m (5'7")
- Fully tiled bathroom. Bath tub with shower attachment and shower curtain. WC. WHB. Vanity mirror with shaving light. Hot press.

## FEATURES

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- Highly desirable location
- Security video intercom
- One parking space, plus visitor parking permit
- Virgin Media broadband connection
- Kitchen appliances included
- On-site caretaker
- Southerly aspect
- View all the way to the mountains





**VIEWING BY APPOINTMENT**

**Casey Kennedy Estate Agents**

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PSRA No. 003493



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