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For Sale by Private Treaty



71 Blackhall Square, George's Lane, Smithfield, Dublin 7.

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For Sale by Private Treaty

71 Blackhall Square, George's Lane, Smithfield, Dublin 7.



Location, location, location. Few apartments are as well-situated as 71 Blackhall Square in Dublin's fashionable Smithfield area. An oasis of calm in the heart of the city, it is the ideal purchase for urban professionals and investors alike, given its proximity to Dublin's thriving legal, financial, retail and educational hubs.

Around the corner from Smithfield Square, and a short walk to the Four Courts and Blackhall Place, the apartment is well-served by public transport, including Luas and Dublin Bus. There is even a Dublin rent-a-bike station outside the front door of the complex on George's Lane!

Close to Dublin's commercial and lifestyle hubs including Abbey Street, Jervis Centre and Temple Bar, it is on a direct Luas line to both Heuston Station and the IFSC, and is ideally located to serve DIT's new Grangegorman Campus and its 20,000 students. Trinity College is just a ten-minute walk away, and both the Grafton Street and O'Connell Street areas are within the apartment's catchment.

The first floor apartment itself is a deceptively spacious 64 sq m (about 689 sq ft), comprising two double bedrooms, a comfortable living/dining area, a well-appointed kitchen, and a modern, tiled bathroom. A private balcony overlooks a secluded landscaped forecourt.

Additionally, 71 Blackhall Square comes with its own private parking space in a secure underground car park – a real bonus for city center living, where parking can cost as much as €4 per hour.

At A Glance

- Spectacular City Centre location
- 2 bedrooms, 1 bathroom
- First floor
- Turnkey Condition
- Overall Floor Area: c. 64m² (689 sq ft)
- Ideal for professionals, investors and first-time buyers
- Convenient for Luas, Bus and Rail
- Parking included
- Potential rental returns up to €24,000 per year



Viewing

Strictly by prior appointment only with sole agents
Allen & Jacobs (City Office))
78 – 81 Clanbrasil Street Lower
Dublin 8
Tel. 01 531 3939 Fax. 01 531 3553
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Negotiator

Andrew Allen MIPAV MCCEPI & Robert Allen

Notes:

Accommodation

Entrance Hall:

Living Room/Dining Room: 5.11m x 3.9m: With door to balcony.

Kitchen: 4.05m x 1.78m: Fully fitted eye & floor press units, stainless steel sink unit, tiled floor, tiled splash back.

Bedroom 1: 3.82m x 2.83m: Fitted wardrobe.

Bedroom 2: 3.6m x 2.82m: Fitted wardrobes.

Bathroom: 2.24m x 1.56m: Fully tiled, wc, whb and bath with shower.

Balcony: A good sized balcony with room for table and chairs.

Service Charge:

We are informed that the current service charge is €1,800 per annum.

