

Apt 504 longboat quay north

SIR JOHN ROGERSON'S QUAY • DUBLIN 2



APT 504

LONGBOAT QUAY NORTH

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A superb three double bedroom apartment presented in excellent decorative order throughout situated on the third floor (with lift) of this desirable Docklands development.

Accommodation

504 Longboat Quay North extends to approximately 91 sq. m. / 981 sq. ft. of well-proportioned accommodation comprising entrance hall opening through to a spacious living room with dining area and doors on to a sunny balcony with views over the River Liffey across to the Central Bank of Ireland.

The separate fully fitted kitchen with timber wall and floor units features granite worktops and high quality integrated appliances. There are three large double bedrooms all with fitted wardrobes and one with an en-suite shower room. Further accommodation includes a luxurious family bathroom with underfloor heating and a large hot press. No. 504 has been very well-maintained and could be occupied without further expense. Features include high quality timber laminate floors throughout, electric heating and excellent city location.



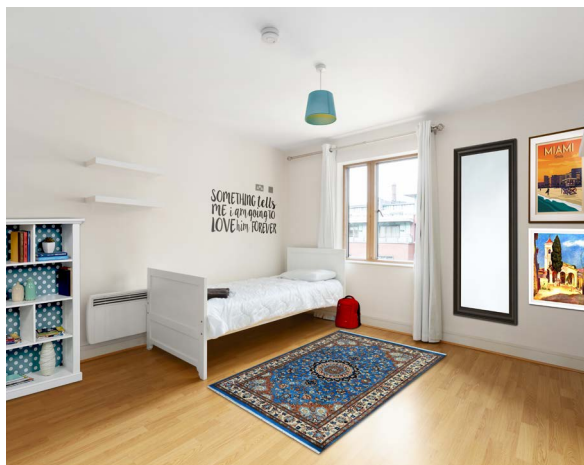


This apartment would make an ideal home or investment given the strong rental demand in the area and has not been rented before so can be let at market rent.

Location

The convenience of Longboat Quay North cannot be overstated, with every conceivable amenity within walking distance. The property is a short stroll from Grand Canal Dock, Facebook, Google and the IFSC as well as the City Centre. A host of amenities are on your doorstep including cafes, restaurants, Fresh, The Marker Hotel and Grand Canal Theatre. The area is well catered for by transport links with good Bus routes, the Grand Canal DART station and Spencer Dock Luas (Red Line) serving the area.

**Some images have been digitally altered to include addition of soft furnishings*



Features:

- Three bedrooms, two bathrooms
- Balcony with views over the River Liffey
- Third floor with lift
- Electric heating
- Owner occupied
- Excellent city location

Approximate Size: 91 sq. m. / 981 sq. ft.

BER: C1

BER Number: 112617923

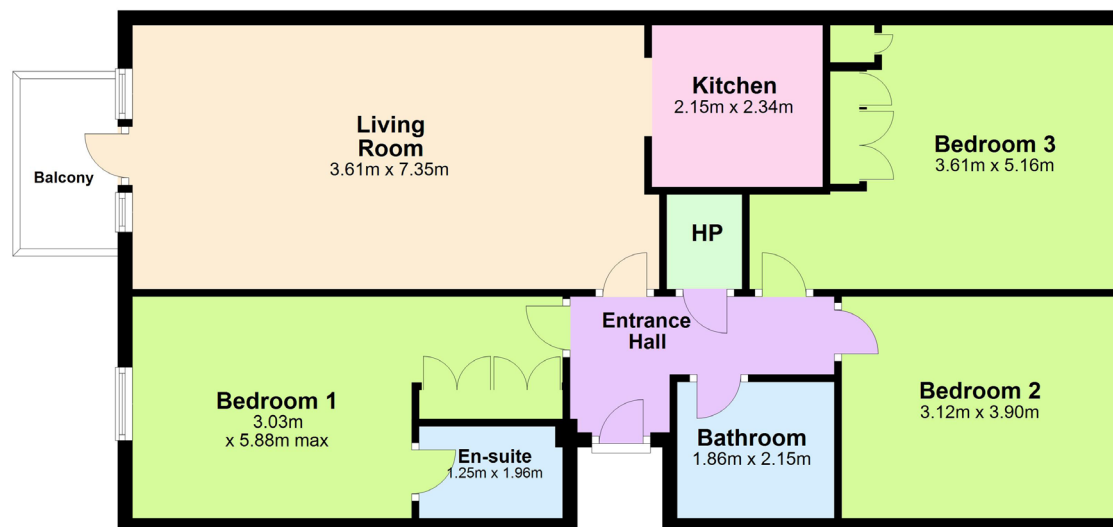
Energy Performance Indicator: 168.12 kWh/m²/yr

Management Company: Longboat Quay Management Company

Service Charge: Approx. €1,850 pa

Viewings: By Appointment

Floor Plan



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans,

measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

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