

## FOR SALE

### Apartment 76 Bachelors Walk, Dublin 1



- Well presented 3<sup>rd</sup> Floor 1 bedroom Apartment
- Spacious Accommodation 52sq.m
- 1 designated car park space

PSRA Licence No: 001142

## **FOR SALE BY PRIVATE TREATY: Apartment 76 Bachelors Walk, Dublin 1**

Apartment 76 Bachelors Walk is only a 3 minute walk from O'Connell Street and directly across the ha'penny bridge from Temple Bar. It is therefore convenient to all the experiences of the Capital City and close to the Central Business District and the IFSC.

This secure and well maintained 3<sup>rd</sup> floor 1 bedroom apartment overlooks the well landscaped courtyard and benefits from a designated underground car park space.

The accommodation includes an Entrance Hall; Living Room; Kitchen; Shower Room; Bedroom; Cloakroom and balcony. The overall floor area extends to approximately 52sq.m

### **SPECIAL FEATURES:**

- Gold Shield Electric heating
- Lift servicing all floors
- 1 Designated Car Space
- Luas Red line passes close by with stops at Abbey Street and Jervis Street
- Management Company. Bachelors Walk Management Limited.

### **ACCOMMODATION:**

Entrance Hall:

Bedroom: 2.8m x 3.74m with fitted wardrobe

Living Room: 3.68m x 4.73m

Kitchen: 2.76m x 1.32m

Shower Room: 1.76m x 2.23m with Shower, WC and WHB.

Cloak Room

**SERVICE CHARGE:** Apartment €1,016.42. Car Space €230. Total 1,016.42. Charges may vary.

**PRICE:** €215,000.

**VIEWING:** Strictly by Appointment.

**BER:** To be confirmed.

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