



16 Block C, The Park, Military Road,
Rathmines, Dublin 6 D06 XF98.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superb two double bedroom apartment to the market. Situated on the second floor of this small development in the heart of Rathmines this attractive apartment will appeal to both owner occupiers and investors alike. The property benefits from a sylvan aspect overlooking the playing fields of St Mary's College. The property benefits from an spacious well laid out accommodation with extra high ceilings in the living area and an abundance of natural light.

Upon entering the property one is greeted by a spacious hall, there is a large living/dining room with high ceilings and a sliding door to a well equipped kitchen. There are two double bedrooms situated to the rear and a spacious family bathroom. The property has the benefit of one car space.

The property is ideally located on a quiet road just off Rathmines Road Lower, an excellent location in the heart of Rathmines within comfortable walking distance of the city centre, Trinity College and St. Stephen's Green. Rathmines offers an array of eateries, pubs, boutiques and shops to meet all tastes. There is also easy access to numerous transport links including bus and rail with LUAS Green line stop only a short distance away at Charlemont.

SPECIAL FEATURES

- » Extending to circa 57sq.m/614sq.ft
- » Situated on the second floor
- » Attractive outlook
- » Electric storage heating
- » Car park space
- » Double glazing
- » Town centre location
- » Walking distance to city centre
- » Excellent transport links



ACCOMMODATION

ENTRANCE HALLWAY

Laminate floor, ceiling light, smoke detector, door to hotpress.

LIVING/DINING ROOM

5.97m 19'58" x 3.75m 12'3"

Laminate floor, ceiling light, two storage heaters, window blinds, bay window, sliding door to kitchen.

KITCHEN

2.02m 6'62" x 2.73m 8'95"

Tiled floor, tiled splashback, built in shaker style wall and floor units, Electrolux oven, Zanussi hob, ceiling light, extractor fan, stainless steel sink, plumbed for washing machine and dishwasher.

BATHROOM

1.83m 6'2" x 2.28m 7'47"

Tiled floor and walls, bath, wc, sink, mirror, extractor, towel rail.

MASTER BEDROOM

3.73m 12'23" x 2.72m 8'92"

Laminate floor, ceiling light, convector heater, large built in wardrobe, window blinds.

BEDROOM 2

3.30m 10'82" x 2.95m 9'67" (max measurements)

Laminate floor, ceiling light, convector heater, large built in wardrobe, window blinds.



BER DETAILS

BER: E1
BER number: 107813123
Energy Performance Indicator: 314.03 kWh/m²/yr

MANAGEMENT COMPANY

SIBM Management
Service Charge: €2047 p.a (please note that service charges are subject to change)

DIRECTIONS

Coming from the city centre travel along the Lower Rathmines Road. Take a left turn onto Military Road and the block is situated on your left hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640.



FLOOR PLANS

Not to scale. For identification purposes only.



HUNTERS
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T 01 275 1640 E info@huntersestateagent.ie W www.huntersestateagent.ie
4 Castle Street, Dalkey, Co. Dublin
2 Brighton Road, Foxrock, Dublin 18
St Martin's House, Waterloo Road, Dublin 4
PSRA Licence no: 001631



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