



63 Grande Central, Rockbrook, Sandyford, Dublin 18



**Morrison**  
ESTATE AGENTS



## For Sale by Private Treaty

A modern bright creatively designed two bedroomed sixth floor apartment with panoramic south westerly facing aspect and which is finished to an modern high standard and benefits from designated underground car parking and a private sun balcony.

The bright high gloss kitchen, luxuriously appointed bathrooms, mood lighting, and distinctive landscaped communal areas are further complemented as these upmarket Apartments are located directly opposite the Stillorgan LUAS terminus on one side and Beacon South Quarter shopping centre on the other side.

Grande Central is a luxury high end modern development in the prime Sandyford residential district and is easily accessible to St. Stephens Green by LUAS in 21 minutes, and is also beside upmarket Stillorgan and Foxrock Villages with their selection of retail and service outlets; Carrickmines Retail Park, Central Park and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also within a few minutes away by LUAS or car.

The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Parks, The Beacon Hospital, Hotel and Shopping Centre as well as The Clayton Hotel are also within walking distance.

## Features Include

- Bright, spacious accommodation c. 75 sq.m. ( 807 sq. ft.)
- Walk into condition- immaculately presented, interior designed
- Fitted carpets in bedrooms, oak flooring in living area, and built-in kitchen appliances namely oven, hob, extractor fan, dishwasher, washing machine and fridge/freezer are included in the sale
- Smart Home Technology
- Mood Lighting
- High ceilings
- Gas Fired Central Heating
- Fully fitted kitchen with feature island unit with granite worktops, hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors
- Designated basement car parking space
- Private balcony with excellent south westerly views
- Best south city location opposite the LUAS terminus at Stillorgan, close to the M50, Sandyford Business Park and Dundrum Town Centre.



## Accommodation

<b>Reception Hallway</b>	4m x 1.40m with porcelain tiled floors, recessed lights and Security Intercom,
<b>Kitchen/Living/Dining Room</b>	7.6m x 3.4m, with recessed lighting, provision for wall mounted television, floor to ceiling windows, French door to balcony
<b>Kitchen</b>	with an extensive range of built-in units and storage presses, oven, hob, stainless steel extractor fan, integrated dishwasher, Granite worktops
<b>Utility Room</b>	1.9m x 1.4m washing machine/dryer, porcelain tiled floor
<b>Master Bedroom Suite</b>	6.08m x 2.75m (overall), with an extensive range of built-in wardrobes, recessed lighting and door to
<b>En- Suite Shower Room</b>	with tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail
<b>Bedroom 2</b>	6.08m x 2.99m, with range of built-in wardrobes
<b>Bathroom</b>	with white suite comprising bath with shower over, wc with concealed cistern, wash hand basin, tiled floor, heated towel rail
<b>Management Company</b>	IRES Management
<b>Service Charge</b>	c. € 2,100.00 Per Annum
<b>BER Details</b>	B2 No.: ? EPI: ?kWh/m <sup>2</sup> /yr

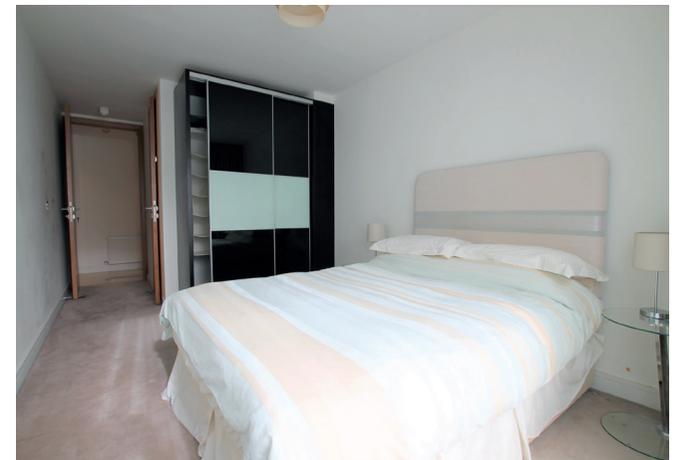
## Viewing: By prior appointment

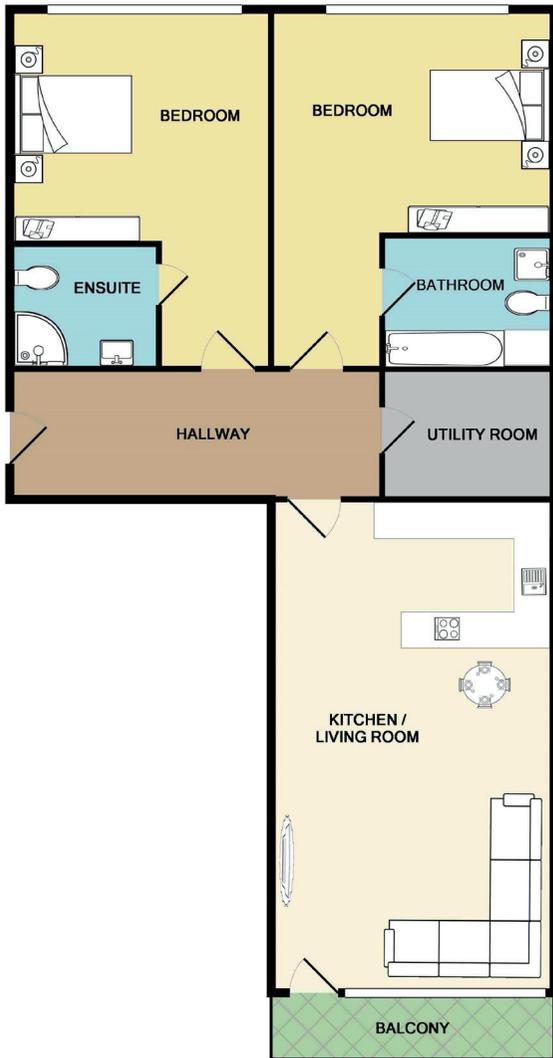
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Thinking of Selling? Contact us to arrange a complimentary letting appraisal of your property.