



DUBLIN 6 | Apt. 40 Hillcourt, Highfield Road, Rathgar

01-492 4670

Superbly located in a highly convenient and sought-after development, Apt. 40 Hillcourt offers an excellently presented, bright and modernised one-bedroom apartment. This most appealing ground floor apartment is quietly positioned at the rear of this mature block. The property enjoys a sunny aspect overlooking the landscaped gardens.

Superbly located in a highly convenient and sought-after development, Apt. 40 Hillcourt offers an excellently presented, bright and modernised one-bedroom apartment. This most appealing ground floor apartment is quietly positioned at the rear of this mature block. The property enjoys a sunny aspect overlooking the landscaped gardens. Internally, the property extends to approximately 30 sq.m. (323 sq.ft.) and comprises of an entrance lobby which leads into a bright open plan living room / kitchen area with a feature open fireplace. Off the kitchen there is a storage unit for the washing machine / dryer. Moreover, the double bedroom comes with the benefit of fitted wardrobes. The property also further profits from designated and guest parking dotted throughout the development and features mature communal gardens which provide an excellent oasis to enjoy during the summer months.

Hillcourt is a prestigious development located off Highfield Road in the heart of Rathgar. A largely residential area that has proven popular with a wide range of buyers. Located approximately 3.5km from Dublin city centre. Rathgar village is the focal point of the area and is serviced with an excellent selection of shops to include SuperValu along with a number of superb delis and boutique eateries. Local parks nearby include, Herzog playground in Rathgar, nearby Bushy Park and the Dodder Linear Park all excellent options for walking and running. Tennis is available at Rathgar Tennis Club, Hockey is available at Our Lady's Hockey Club and Old Alex. Rugby Club's include St. Mary's and Terenure College. Golf is catered for in the surrounding clubs of Milltown Golf Club, The Grange, and Castle Golf Club. For commuters the local bus routes include the 15, 15A, 15B, 65 and 65B. Two local LUAS stops are located at Milltown and Beechwood service the area and are located approximately 15 minutes away from the village.

Features

- Prestigious and sought-after location, in the heart of Rathgar Village.
- Gas fired central heating.
- Designated car parking.
- Communal mature planted gardens.
- Management fee of approximately €1,950





Accommodation

ENTRANCE LOBBY:

Entrance Hall: 1.364m x 1.271m (4'6" x 4'2") with washing machine and dryer.

Living Room: 2.826m x 3.827m (9'3" x 12'7") with open fireplace and overlooking the landscaped gardens.

Kitchen: 1.893m x 2.050m (6'3" x 6'9") with range of units and cupboards, integrated hob and oven.

Bedroom: 2.089m x 2.797m (6'10" x 9'2") double room with fitted wardrobes.

Bathroom: 1.844m x 1.643m (6'1" x 5'5") with w.c., w.h.b., bath with Triton T90Z shower unit over and cabinets for storage.

OUTSIDE

The development is accessed from Highfield Road into a carpark area. Communal grounds and garden surround the development planted with an abundance of mature trees and shrubs. A short stroll to Rathgar village and local Luas stops at Beechwood and Milltown.

Lisney

BER INFORMATION

BER: G.
BER No: 101265908
EPI: 486.4 kWh/m²/yr.

EIRCODE

D06 YP27.

OFFICES (SALES/LETTING)

Terenure Cross,
Dublin 6W, D6W P589.
Tel: 01 492 4670
Email: terenure@lisney.com

103 Upper Leeson Street,
Dublin 4, D04 TN84.
Tel: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42.
Tel: 01 638 2700

8 Railway Road,
Dalkey, Co. Dublin
A96 D3K2.
Tel: 01 285 1005

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
Tel: 01 296 3662

106 Lower George's Street,
Dun Laoghaire, Co. Dublin,
A96 CK70.
Tel: 01 280 6820

171 Howth Road,
Dublin 3, D03 EF66.
Tel: 01 853 6016

 @LisneyIreland

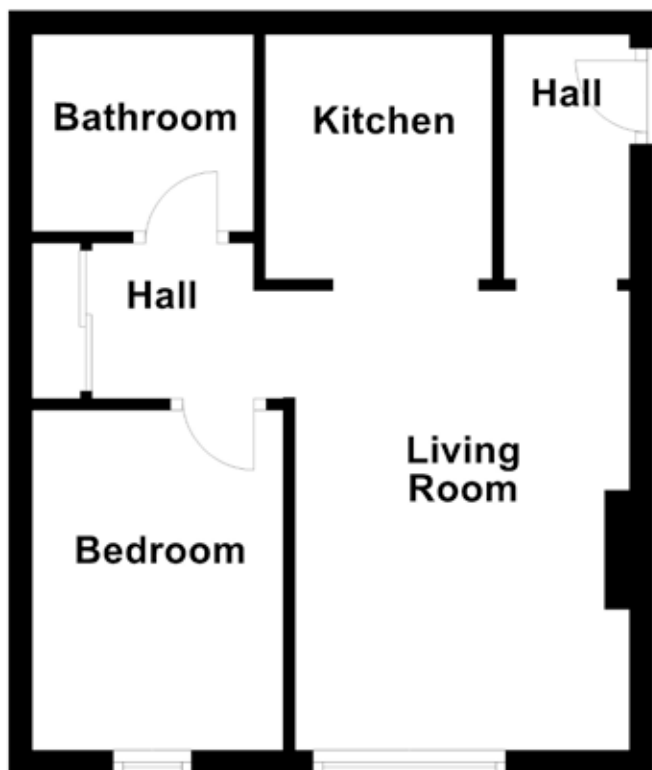
 LisneyIreland

 LisneyIreland

 lisney.com

FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

