



3 Amber, The Grange, Brewery Road, Stillorgan, Co. Dublin, A94 K7T2





FOR SALE BY PRIVATE TREATY

No. 3 Amber is a very well presented and spacious one bedroom Apartment with balcony situated in this highly sought after and upmarket development - the Grange located off Brewery Road in Stillorgan.

This property is modern in design and is finished and fitted out to the highest standards throughout. The accommodation includes a bright entrance hallway, a large open plan living area with feature balcony and open outlook to private landscaped gardens, there is a modern kitchen with all built in appliances, separate utility room, and a large double bedroom opening to balcony with open outlook, and a modern fitted bathroom.

The flooring throughout living area and bedroom is oak, and tiled hallway, kitchen and bathroom which gives a very high quality finish along with the usual Grange upgraded design throughout creating a bright apartment overall which would be considered one of the nicest apartment styles constructed within the last 10 years.

The Amber is part of the Grange residential anchor blocks off Brewery Road and the N11 and gives an impressive modern skyline in this lovely residential area. The Grange development is regarded as one of the best developments in the area as its prime location beside the LUAS, N11, Sandyford Business Region and world class shopping districts of Dundrum and Stillorgan creates the perfect living area for busy professionals that occupy the area alongside the Worlds largest companies on the doorstep. There is easy access to the M50, Dundrum Town Centre, Foxrock, Stillorgan and Blackrock are also within a few minutes drive.

The Luas is a short walk from the Apartment making this location one of the most accessible along the LUAS line.



DISTINCTIVE FEATURES AT A GLANCE

- Bright modern accommodation c. 59 Sq. M (635 Sq.Ft)
- Prestigious and landmark south Dublin development
- Ground Floor Apartment and easily accessible
- Balcony area off main living room and bedroom
- Modern high quality fitted kitchen and separate utility area
- 24 Hour Concierge
- Full appliance set include oven with hob and extractor fan, washer / dryer and fridge freezer included in the sale
- Mood lighting with optional mood lighting settings Quality sanitary ware
- Quality sanitary ware
- Oak timber flooring throughout and tiled bathroom
- Gas central heating
- Designated underground car parking space



ACCOMMODATION

- Reception Hallway:** Mood lighting, security intercom, doors to living room, bedroom and bathroom
- Living Room:** (5.27m x 3.67m) with oak wooden floor, recessed lighting, feature balcony area with floor to ceiling full height glass feature
- Kitchen:** (2.9m x 2.6m) with a full range of built in kitchen units and presses, worktops, oven and hob, stainless steel extractor fan, stainless steel sink unit, fridge freezer, integrated dishwasher
- Utility Room:** with washer dryer, recessed lighting
- Bedroom:** (3.89m x 3.24m) with oak timber floor, built in wardrobes, feature windows and door to balcony with views over landscaped area
- Bathroom:** (2.25m x 2.1m) feature bathroom pod with modern white design, bath with shower over, tiled throughout on walls and floor, wc, vanity wash hand basin, fitted mirror, recessed lighting

BER DETAILS:

BER Rating: B2
BER Number: 109269373
Energy Performance Indicator: 210.1 kWh/m²/yr

MANAGEMENT COMPANY

The Grange Lifestyle Services

SERVICE CHARGES

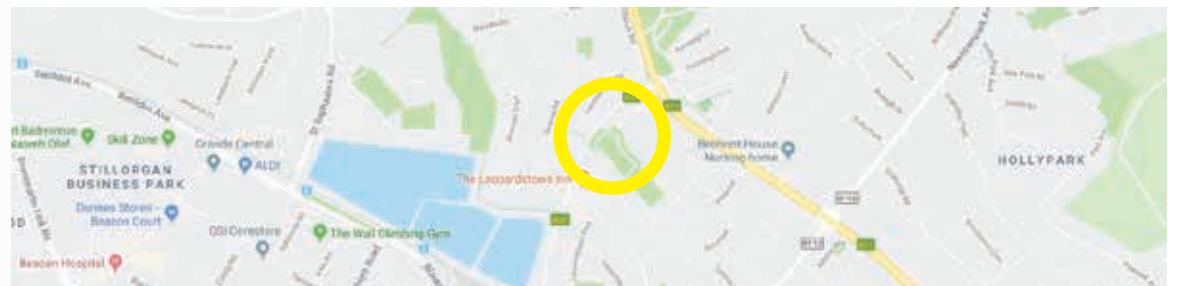
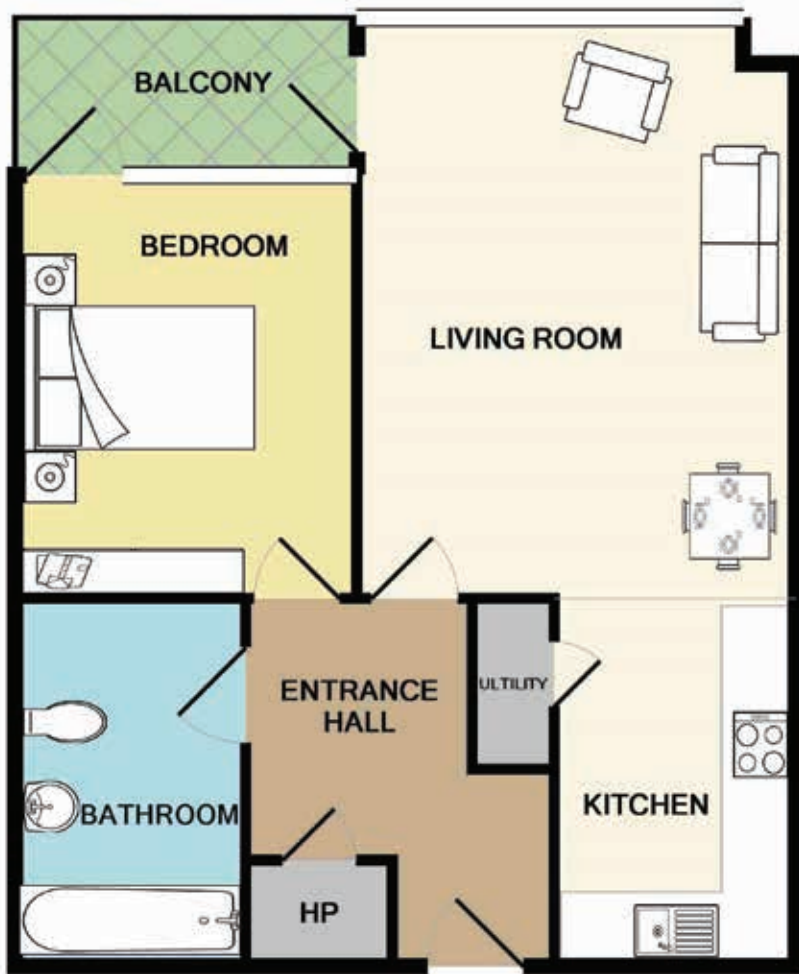
€1130.00 per annum

Designated car parking space

VIEWING: BY PRIOR APPOINTMENT

Contact: James Morrison MIPAV REV
T: 01 293 7100
M: 087 243 7101
E: james@morrisonstates.ie





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958



Morrison
ESTATES

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
 City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
 Email: info@morrisonstates.ie Web: www.morrisonstates.ie

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