510 One Beacon, Beacon Court, Sandyford, Dublin 18, D18 E959

BER B2

Morrison ESTATES

FOR SALE BY PRIVATE TREATY

One of The Beacon's brightest interior designed luxury one bedroom show apartments which is situated directly adjacent to the Beacon Hotel with panoramic views over Dublin's south city and Dublin mountains is to be found in this modern upmarket apartment complex set in south Dublin's prime business location. This apartment is also beside the Beacon Hospital and is finished to an exacting standard throughout and benefits from designated underground car parking and a private sun balcony with south westerly facing aspect.

The property has been entirely refurbished and upgraded throughout to give a modern walk in interior designed property with no extra work or additional outlay requirement. This apartment features a high gloss kitchen, luxuriously appointed marble bathroom, mood lighting, high ceilings and distinctive communal areas are further complemented as these upmarket apartment suites are connected to the Beacon Hotel and its services are available to the One Beacon Residents.

One Beacon is the residential arm of the highly regarded upmarket Beacon Court development which is the anchor of all the residential development in the area, and which is easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets. The Carrickmines Retail Park, Central Park at Leopardstown and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also nearby. The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Parks, The Beacon Hospital and Beacon Shopping Centre, as well as The Clayton Hotel are easily accessible.

DISTINCTIVE FEATURES AT A GLANCE

- Bright, spacious accommodation c. 51 Sq. M, (550 Sq. Ft)
- Prime location beside the Beacon Hotel, within the One Beacon development being on fifth floor with panoramic mountain views
- Close to Beacon South Quarter which is located nearby
- Walk into condition- immaculately presented and refurbished throughout, welcoming interior
- Fitted flooring, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/freezer are included in the sale
- Smart Home Technology and mood lighting
- Gas Fired Central Heating
- Fully fitted kitchen with feature island unit with hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors, and close to lift and parking
- Designated basement car parking space
- Private balcony with south facing aspect
- Prime location close to the M50, Sandyford Business Park, LUAS and Dundrum Town Centre

ACCOMMODATION

Reception Hallway: with porcelain tiled floors,recessed lights and Security Intercom

Living/Kitchen: 8.33m x 3.32m, with recessed lighting, provision for wall mounted television,floor to ceiling windows with panoramic views, French door to balcony

Kitchen: with an extensive range of built-in units and storage presses, Neff oven, Neff hob, Elica stainless steel extractor fan, integrated Neff dishwasher, Indesit washing machine, stainless steel sink unit, porcelain tiled floors

Master Bedroom Suite: 3.76m x 2.6m with an extensive range of built-in wardrobes, recessed lighting and door to balcony:

Bathroom: 2.18m x 1.72m with marble tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail

MANAGEMENT COMPANY: PPS Services

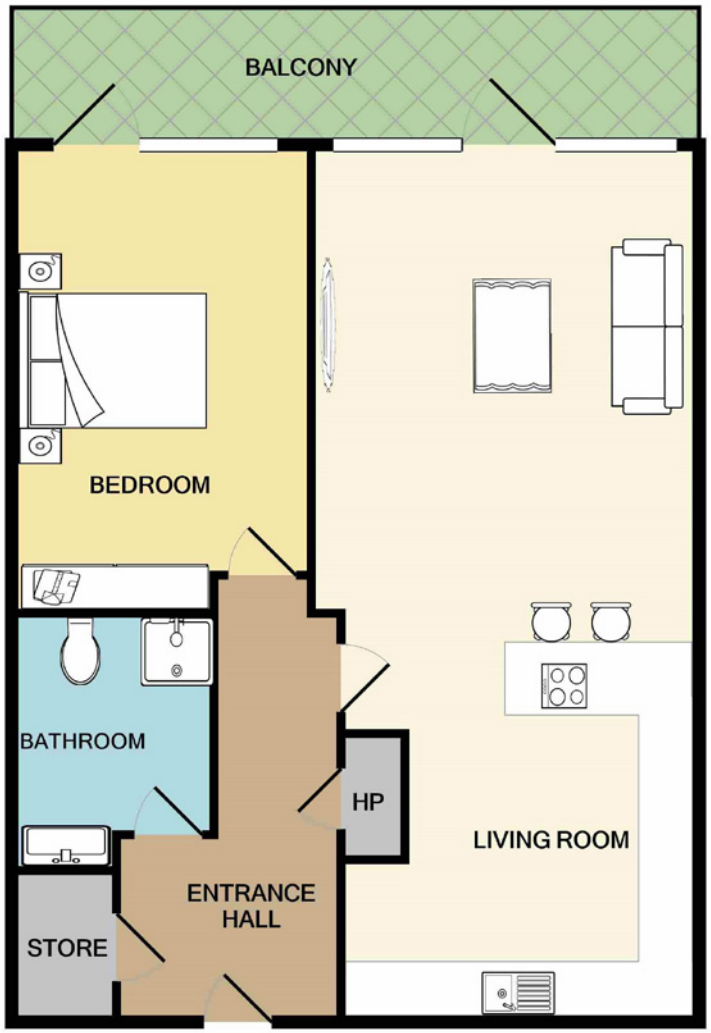
SERVICE CHARGE: c. € 1600.00 Per Annum

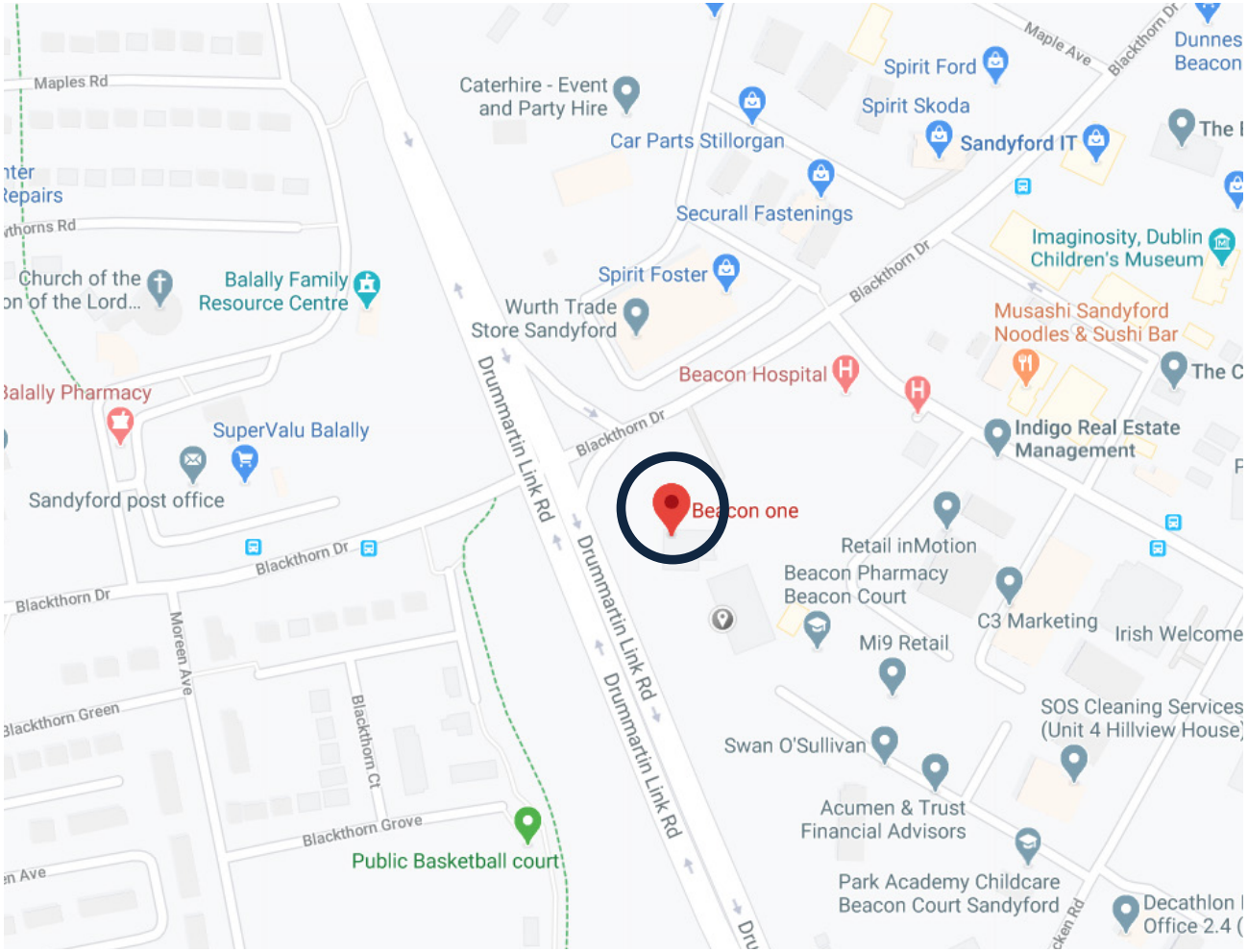
VIEWING: By appointment

BER DETAILS: BER B2
BER Number: 100662139
122.47 kWh/m2/yr

RESTAURANT
BAR

RESTAURANT
RECEPTION





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