

**EOIN DEERING**

**FOR SALE BY PRIVATE TREATY**  
**27 Burleigh Court, Burlington Road,**  
**D04 A5F9**  
**91.76m<sup>2</sup> / 990 sq ft**



**Prime D4 Location - All rooms with South West aspect**



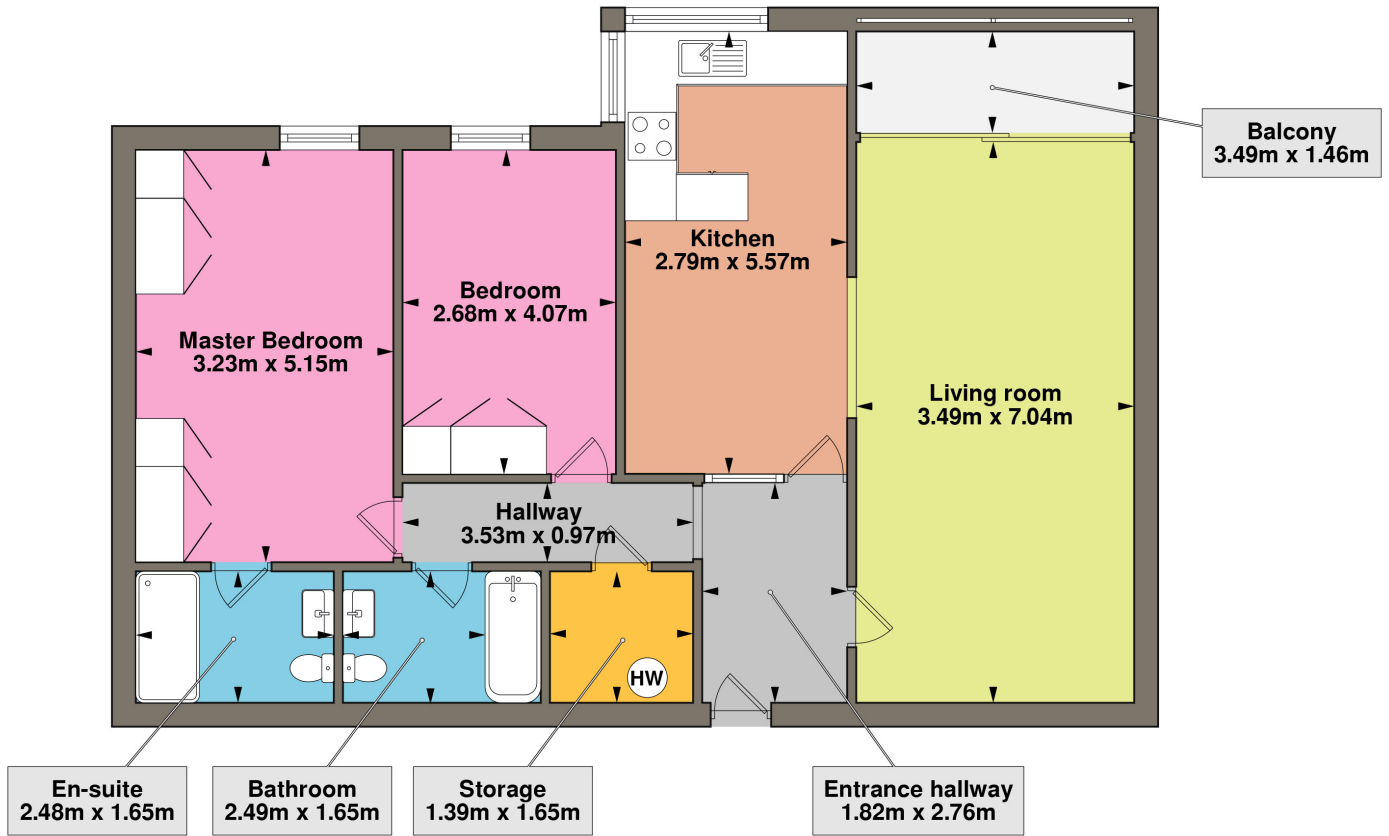
No.27 is a large 3rd floor apartment in this highly regarded location, within walking distance of Baggot Street and Donnybrook Village with a wide variety of shops, restaurants and cafes. The Grand Canal is immediately adjacent.

The Accommodation extends to entrance hall, large living room with balcony, kitchen/dining room. two double bedrooms, master with ensuite shower room, and full family bathroom. Large hot press/storage. 2 lifts to all floors. One car space.

The bathroom and shower rooms were fully refitted and modernised in 2022, as was the gas-fired boiler. All the carpets and laminate flooring were fitted in 2022.



# BER - B3 Floor area: 990 sq ft



This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or miss-statement.

DOUBLE GLAZED WINDOWS

GAS-FIRED CENTRAL HEATING

LIFTS TO ALL FLOORS

CAR SPACE



**BURLEIGH COURT**

Service Charge: €2,500 p.a.

There is a very substantial sinking fund in excess of €350,000.

Sales includes: Oven, hob, dishwasher, washer/dryer, fridge freezer, all fitted carpets and curtains.

**Price: €780,000**

**Viewing by appointment**

**EOIN DEERING**

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