

Unit 2, Pakenham House, Spencer Dock, Dublin 1

Property Details

**Price €595,000 (includes car park space worth €40k).
Rental Income expected to be approx €2000 / €2100 pm.**

Features

- Very large apartment
- Double glazed UPVC windows throughout
- Gas fired central heating
- Maintenance free communal gardens with water feature
- LUAS Tram stop (Under construction)
- 5 Minutes walk from IFSC & 5 minutes walk to DART and mainline train stations
- 10 Minute walk from O'Connell Street / City Centre
- Secure underground car parking space.
- Video entry system
- Concierge and 24 hour on site security
- 3 Double Bedrooms
- Balcony overlooking the Cityscape gardens
- 3 Full bathrooms
- Fitted kitchen units with high quality appliances

Description

DIMENSIONS: Sq. Metres: 108 (Sq. Feet: 1162.5)

The seller is offering discerning home buyers or investors this very rare opportunity to purchase a 3 bedroom 1st floor apartment in the magnificent landmark development on the Liffey and very close to the IFSC.

These new city dwellings sold out off the plans some time ago and so this is a truly unique opportunity to buy into this development.

With fitted kitchens including all appliances, high quality fittings, gas fired central heating, secure underground car parking an proximity to the IFSC and city centre make the Apartments in Spencer Dock ideal for the city based professional who needs more space but needs to be close to the city.

Shops, restaurants, hotels and bars form part of the wider Spencer Dock development, and the LUAS tram line extension to the Docklands (Under construction) and DART rail services are within a 5 minute walk. O'Connell Street and Connelly main line train station are within a ten minute walk.

A variety of other leisure facilities are available in the surrounding areas of south county Dublin including golf, sailing, fitness clubs, cinema's, theatres & restaurants.

Accommodation

Hallway 4.45m x 1.42 (14'7" x 4'8") with video entry monitor

Storage press 0.80m (2'7") x 0.87m (2'10")

Living room 4.18m x 3.82m (13'8" x 12'6") plus 1.95m x 1.42m (6'5" x 4'8") with access door to large L shaped balcony

Kitchen – 2.11m x 1.91m (6'11" x 6'3") with fitted units including dishwasher, fridge freezer & microwave.

Bedroom 1 – 6.82m x 4.01m (22'4" x 13'2") plus 1,85m x 1.42m) with balcony overlooking the cityscape gardens with 5 door wardrobes with drawer inserts.

En Suite- 2.17m x 1.85m (7'11" x 6'5") fully tiled with bath with shower over, wash hand basin, WC and mirrored vanity storage units.

Bedroom 2 – 3.59m x 3.06m (11'9" x 10'0") which has access to the balcony overlooking the cityscape gardens and features wardrobes with 4 section fitted and drawer units.

En-suite 2.17m x 1.75m (7'11" x 5'9") featuring bath with shower over, wash hand basin, WC, fully tiled.

Bedroom 3 – 5.05m (Maximum) x 3.33m (16'7" x 10'11") with fitted wardrobes with drawer inserts.

3 section fitted wardrobes including drawer units. Balcony overlooking main living area.
Main Bathroom –

Storage press – 0.80m (2'7") x 0.87m (2'10")

Other

Landscaped gardens with water features, terrace areas and secure internal walkways make the external areas of this development an oasis in the centre of the city

Management Fees are €2,700 per year plus an additional €300 per year for the car parking space

These particulars and prices are issued strictly on the understanding that they do not form part of any contract. Measurements are approximate and maps are not drawn to scale and in some cases the orientation has been rotated to fit page. The builder reserves the right to make alterations to the design and specifications in the interest of the overall quality of the development

Directions to Property

From O'Connell Bridge on the north side of the river Liffey, turn onto Eden Quay, then onto Custom House Quay past Commons Street on the left, then past Guild Street on the left which will bring you onto North Wall Quay. Spencer dock is on the corner of Guild Street and North Wall Quay. Please call the viewing agent when you are next to the Price Waterhouse Coopers offices on North Wall Quay

From Pearse Street on the south of the river Liffey , turn onto Tara Street and pass over the river, after crossing the river turn right onto Custom House Quay continue past Commons Street on the left, then past Guild Street on the left till you see the Offices of Price Waterhouse Coopers on the left.

If you are interested in viewing then we can make arrangements for you to call the agent to meet you when you are standing next to the Offices of Price Waterhouse Coopers.