

For Sale By Private Treaty



67 Westgate

St. Augustine Street,
Christchurch, Dublin 8



First Floor 1 Bedroom Apartment
c. 30sq.m. / 322sq.ft.



FINNEGAN
Menton

Property

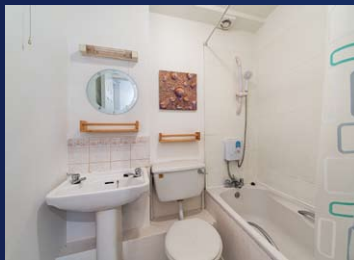
Finnegan Menton are proud to present this smart 1 bedroom apartment on the first floor of the West Gate Apartment Development which would make an ideal starter home or property investment close to Dublin City Centre. Situated in a private gated development on St. Augustine Street this apartment is situated within walking distance of Grafton and O'Connell Street, Trinity College, Christchurch and the Luas Red Line.

Location

West Gate apartments are located on St. Augustine Street in the historic core of Christchurch close to the River Liffey, Guinness Storehouse, Thomas Street & Christchurch Cathedral.

Features

- Excellent starter home or smart city investment.
- Similar 1 bedroom apartments in Christchurch rent for between €1,100 and €1,350 per month.
- Popular rental location in Historic Core of Dublin City Centre.
- Vacant possession and ready to go.
- Electric fired central heating.
- Well managed development.
- Secure gated complex.
- Close to the Luas Red Line.
- Close to the Guinness Storehouse.



Accommodation Floor Area: c.30sq.m. / 322sq.ft.

Entrance Hall

c.2.56m x 0.83m

Intercom, timber floor and alarm panel.

Living Room

c.4.33m x 3.57m

Feature brick fireplace (ornamental), timber floor, two windows with plant balcony, coving, telephone point and thermostat control.

Kitchen

c.1.71m x 1.60m

White fitted kitchen unit including Indesit washing machine, Beko fridge, Whirlpool cooker, hob & extractor hood, tiled floor and splash back wall tiles.

Bedroom

c.3.10m x 2.30m

Double bedroom, fitted wardrobe, timber floor.

Bathroom

c.1.87m x 1.60m

White suite comprising wc, whb, bath, Triton T40i electric shower.

Hotpress

Insulated tank.



BER

B.E.R.: E1 327.57kWh/m²/yr

B.E.R. Number: 107920985

Viewing

By appointment only with sole agents Finnegan Menton.
Contact Glenn Burrell 01 614 7900.

Property Management

Management Company: Gormonds Gate Management Company Ltd.

Management Agent: AM Estate Management Ltd. (01) 640 3387

Management Fee: €1,341 per annum (01/04/2015 to 30/03/2016)

Price

On Application.