## For Sale By Private Treaty



St. Augustine Street, Christchurch, Dublin 8



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





## 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.







#### 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.

#### 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.



## **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.



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