

For Sale By Private Treaty



Apartment 4, Aston Court Bedford Row, Temple Bar Dublin 2

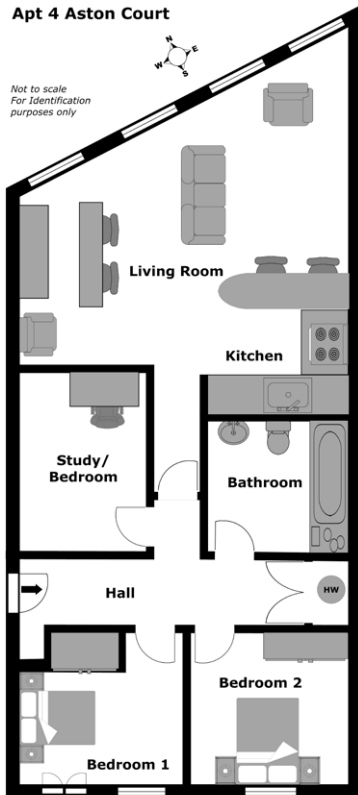
2 Bedroom First Floor Apartment
c.70sq.m. / 753sq.ft.

BER D1



Apt 4 Aston Court

*Not to scale
For Identification
purposes only*



Location:

Located on Aston Quay between O'Connell Bridge and the Ha'penny Bridge.

Access to this apartment is on a small cobble street called Bedford Row which connects Fleet Street to Aston Quay.



Description:

Finnegan Menton are delighted to present this bustling city centre apartment in Aston Court extending to c.70sq.m. (c.750sq.ft.) on the first floor of a small block of only 10 apartments at Aston Court of Bedford Row in the heart of Temple Bar.

This apartment would be an ideal investment property in a good City Centre location and directly above the Gypsy Rose Rock & Blues pub venue.

Viewing highly recommended.

Floor Area: c.70sq.m. / 753sq.ft.

Entrance Hall

c.5.10m x 1.12m

Alarm panel, telephone point, carpeted, Hotpress storage press with double doors in entrance hall.

Living / Kitchen Area

c.5.76m x 6.86m (max)

Open plan living room and kitchen area, Ivory fitted kitchen with all kitchen appliances included in the sale: Beko washing machine, Hotpoint fridge, cooker, hob and extractor fan. Breakfast bar and two stools in the kitchen area, wall and floor tiling, Living room has carpet and is a bright room with three large sash windows over looking the River Liffey, recessed lighting, tv point, coving.

Study

c.3.12m x 2.13m

Carpeted, coving.

Bathroom

c.1.67m x 2.43m

White bathroom suite comprising wc, whb, bath, bath screen, dimplex electric heater, extractor fan, wall and floor tiled.

Bedroom 1

c.2.26m x 3.65m

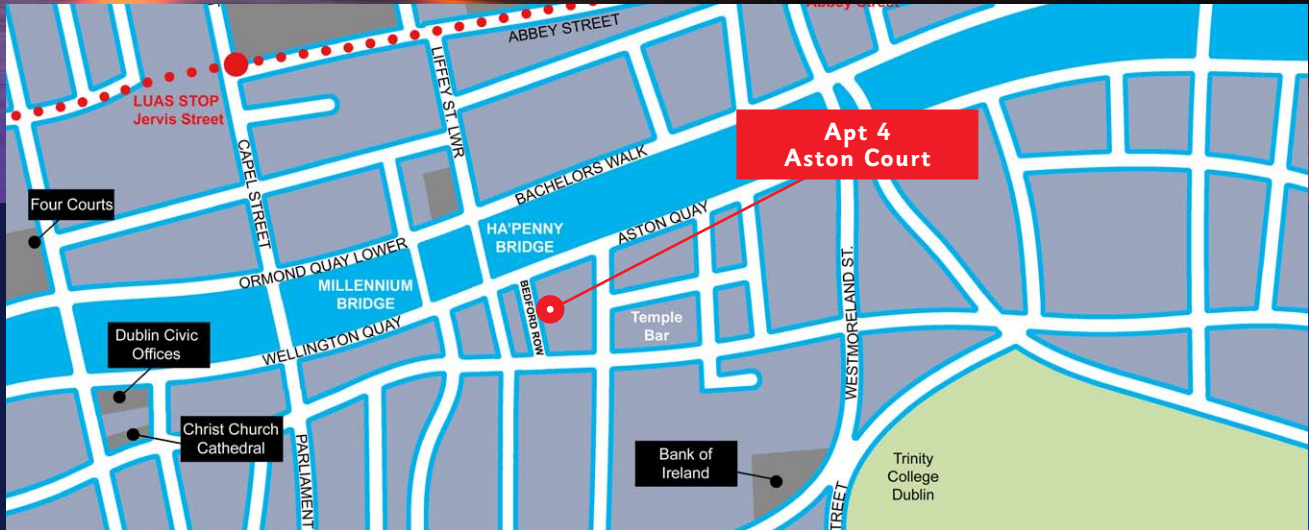
Double bedroom, fitted wardrobe, carpeted, coving. Double doors to podium level platform & balcony style area.

Bedroom 2

c.3.12m x 2.92m

Double bedroom, fitted wardrobe, carpeted, coving.





Features:

- Stunning 2 bedroom apartment with Study.
- Water views of the River Liffey.
- Located in the Heart of Temple Bar.
- 100m to the Ha'penny Bridge (1 minute walk).
- Small block of only 10 apartments.
- Beside the Auld Dubliner and The Oliver St. John Gogarty pubs.
- 3 large sash windows looking onto River Liffey.
- c.70sq.m. / 750sq.ft. on 1st floor.

Directions:

Pedestrian Entrance gate just off Bedford Row.

Heating:

Electric storage heating.

BER:

B.E.R.: D1 246.30kWh/m2/yr
B.E.R. Number: 1075595777

Property Management:

Management Company: Bedford Management Company Limited.
Management Agent: McNally Handy & Partners. (01) 661 2003
Management Fee: €2,200 per annum approx.

Price:

On Application.

Viewing:

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



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