

For Sale



Apt. 35 Fitzwilliam Court,
Winton Road, Ranelagh,
Dublin 6

BER D2

1 Bedroom Second Floor Apartment
c.42sq.m. / 452sq.ft.



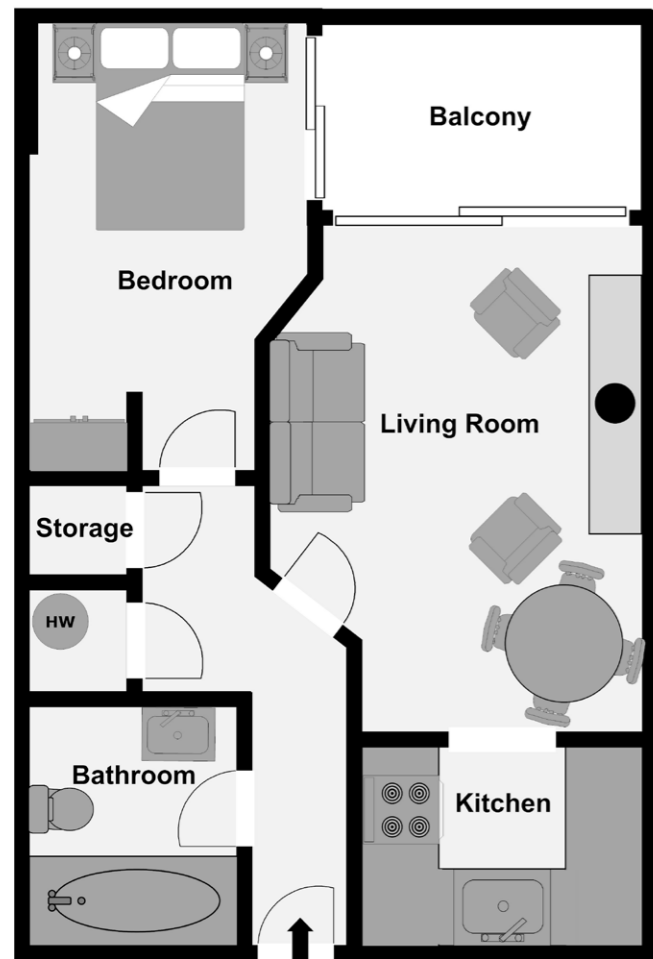
FINNEGAN
Menton

Description:

Finnegan Menton presents 35 Fitzwilliam Court a bright city one bedroom apartment extending to c.42sq.m. / c.452sq.ft. with east facing balcony on the second floor with car parking, privacy and a mature setting.

Fitzwilliam Court is a well located apartment block in Ranelagh and directly adjacent to Fitzwilliam Lawn Tennis Club, it is convenient to lots of good restaurants and shops in Ranelagh Village and within easy reach of the city centre.

Viewing highly recommended with Finnegan Menton.



Not to scale
purposes only
for identification



Floor Area: c.42sq.m. / 452sq.ft.

Entrance Hall

New grey wool carpet, smoke detector.

Living Room

c.4.63m x 3.68m

Real open fireplace which is an unusual feature in an apartment so you can have a real fire or install a real gas fire, large glass sliding door, visual intercom to entrance door, tv point, telephone point, new grey wool carpet. This bright room is very inviting with the large glass door.

Kitchen

c.2.50m x 1.83m

New ivory kitchen units installed in 2013 with timber counter tops, all kitchen appliances included Baumatic oven, hob & extractor fan, Baumatic integrated fridge freezer, Whirlpool washer / dryer, chrome extractor hood, tiled floor & splashback wall tiling.

Bathroom

c.1.91m x 2.17m

White bathroom suite comprising wc, whb, bath & shower screen, Triton T80 electric shower, large wall mirror, complete wall and floor tiling.

Bedroom 1

c.2.71m x 3.75m

Large double bedroom, patio door, new grey wool carpet, wardrobe.

Hotpress

Insulated tank & linen shelf.

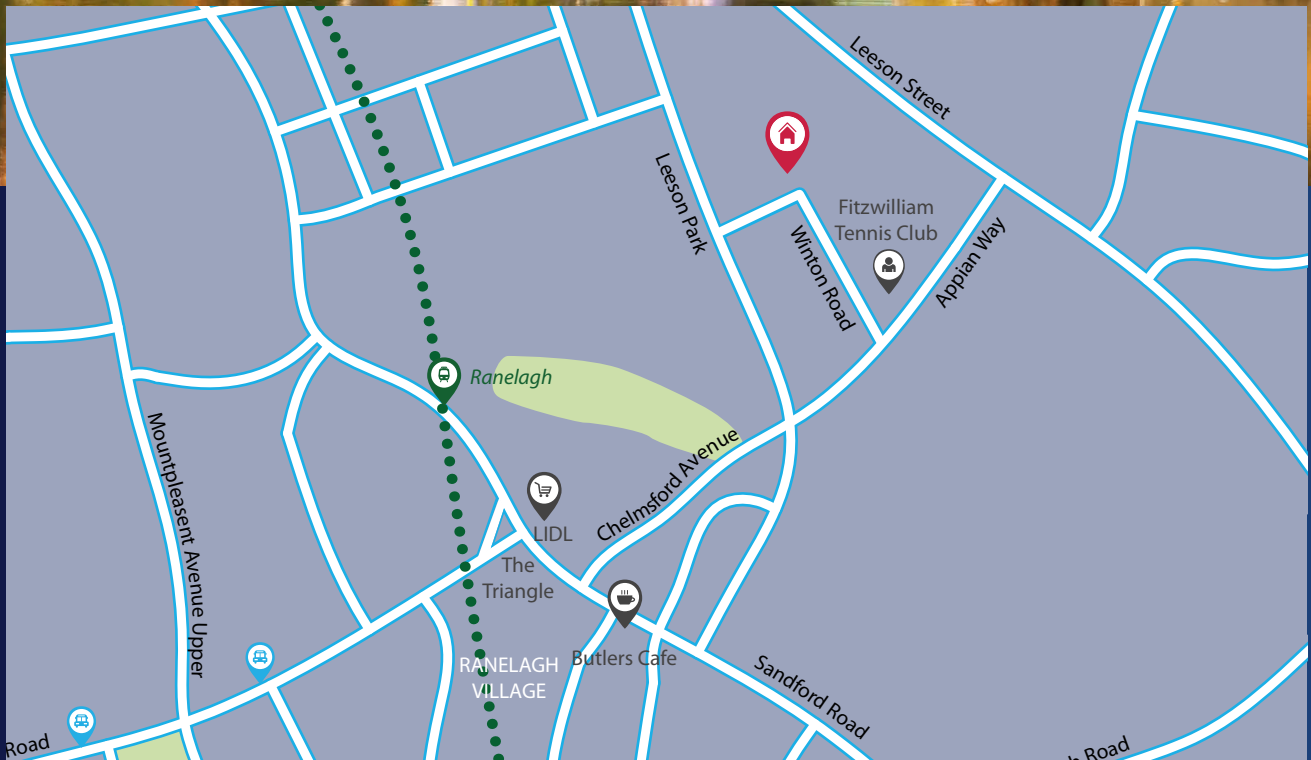
Cloakroom

Two shelves, coat rail, good storage space for luggage.

Features

- Mature block
- Recently renovated.
- East facing balcony.
- Second floor apartment.
- Car parking space included.
- Electric central heating.
- All kitchen appliances included.
- Curtains, carpets and light fittings included.
- Modern kitchen put in 2013.
- New bathroom suite with electric shower.
- New grey wool carpets throughout.
- Generous balcony.
- Small gated development.
- Only 48 apartments.
- Beside Fitzwilliam Lawn Tennis Club.
- Landscaped mature setting.





BER:

B.E.R.: D2 291.33 kWh/m2/yr
B.E.R. Number: 111196945

Price:

On Application.

Property Management:

Management Company: Winton Management Ltd.
Management Fee: €1,646.07 per annum (01/04/18 – 31/03/19)
Management Agent: Benchmark Property (01) 2349600

Viewing:

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



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