



23 BERESFORD HOUSE

CUSTOM HOUSE SQUARE,
LOWER MAYOR STREET, IFSC, DUBLIN 1

2 Bedroom 1st floor apartment with car parking
c.57sq.m. / c.615sq.ft. 2 Double Bedrooms, Contents Included



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Property

Finnegan Menton are proud to present this smart city apartment in the IFSC in excellent walk in condition to include designated underground parking space.

Location

Located in the heart of the IFSC overlooking Custom House Square, Beresford House is opposite the Mayor Street Luas stop. The block door entrance is directly opposite AIB bank and Munchies Café & Sandwich Bar. Built by John Paul Construction and designed by Anthony Reddy & Associates.

Floor Area: c.57sq.m. / 615sq.ft.

Hall

c.0.9m x 1.9m & c.4.0m x 1.0m

L-shaped entrance hall with beech wood timber floor, thermostat control, hotpress and storage press, alarm panel, cloakroom & hotpress, telephone point and intercom to main door.

Living Room

c.3.45m x 6.7m

Really big living & dining area with height ceilings and no less than 4 big windows making this room very bright, not your normally small apartment living space. This bright generous room makes city living ideal, coving, timber floor, couches, lockers, lamps, coffee table, dining table and chairs included.



Kitchen

c.3.0m x 1.78m

Gallery style kitchen with maple shaker units with Siemens stainless steel cooker, hob and extractor fan, hoover, fridge, Indesit washer / dryer, Sharp microwave, wall and floor tiling.



Bedroom 1

c.3.72m x 2.76m

Large double bedroom, beech wood floor, double bed and locker included, fitted wardrobe, high ceiling.

Bedroom 2

c.3.72m x 2.09m

Double bedroom, beech wood floor, double bed and locker included, fitted wardrobe, high ceiling.

Bathroom

c.1.78m x 2.09m

White suite comprising WC, WHB, bath and shower screen, pumped shower, partial wall and floor tiling, mirror and shaving lamp.

Outside

Communal landscaped gardens with good security and underground parking.





Features

- Ready to go – ideal home or investment.
- Walk in condition.
- All contents included in the sale.
- Proven rental location for investors or city apartment for occupiers.
- Beside Mayor Street Luas stop.
- 2 double bedrooms and big living room.
- 1st floor apartment in very secure block.

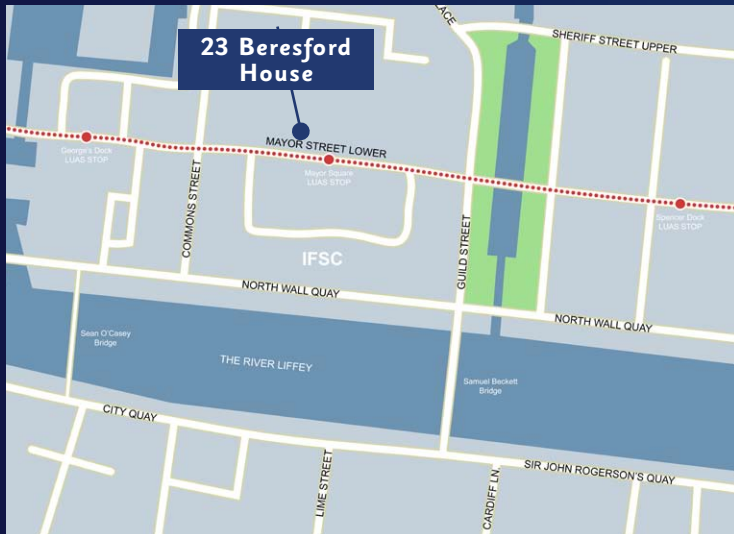
- Designated underground car parking space.
- High ceiling throughout c. 2.6m.
- Beech wood floor throughout.
- Apartment has a security alarm.
- Gas fired central heating – C2 rating.
- Double glazed windows throughout.
- On site caretaker – very well maintained.

Directions

Easy to find, beside the Mayor Street Luas stop in the centre of the IFSC, Beresford House entrance door is beside O'Briens Sandwich Café on Custom House Square.

Property Management

Management Company: Custom House Square Management
 Management Agent: O'Dwyer Property Management Company
 Management Charge: €1,979 per annum



Car Parking

The property has an assigned parking space No. 244, located in the basement parking structure.

BER

B.E.R.: C2 187.38kWh/m2/yr
 B.E.R. Number: 106153695

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finnegammenton.ie



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