

For Sale By Private Treaty



126 Island Key

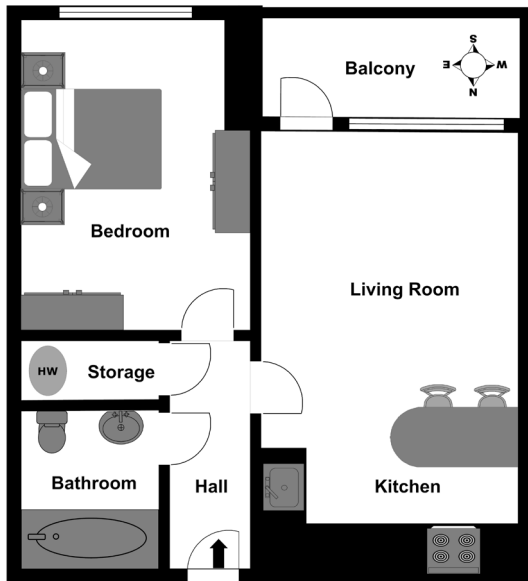
**Block 3, East Road,
Dublin 3**

BER C1

One Bedroom Fourth Floor Apartment
c.42sq.m. / 452sq.ft.



**FINNEGAN
Menton**



Not to scale, for identification purposes only.

Location:

This apartment is located just off East Road in East Wall, close to Spencer Dock, The Convention Centre, Luas line, 3 Arena and the IFSC. The development is beside The Beckett building the new Facebook office block and close to the IFSC and North Docklands within walking distance to 3 Arena and the new Central Bank building.

Description:

Finnegan Menton are delighted to offer 126 Island Key a smart one bedroom fourth floor apartment with south facing balcony extending to c.42sq.m. / c.452sq.ft. and 1 car parking space.

This apartment would be an ideal starter property or smart city investment with an open plan living and kitchen area with breakfast counter, double bedroom with ample wardrobe space, a fully fitted bathroom, hotpress and entrance hall all in excellent condition.



Features:

- 4th floor apartment.
- South facing balcony.
- 1 car space included.
- Creche in the development.
- Excellent location to the IFSC.
- Timber floors throughout.
- Facebook's Beckett building is beside Island Key.
- High ceilings throughout.
- Built circa 2007.
- Close to East Point Business Park & Dublin Port.
- Convenient to the Port Tunnel and with easy access to the airport.
- Docklands Train Station is within 5 minutes walk.

Accommodation:

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

Entrance Hall

c.3.11m x 1.13m

Oak wood floor, visual intercom.

Living / Kitchen Area

c.5.84m x 3.38m

Open plan living and kitchen area, high ceiling, balcony door, tv point, oak wood floor. Cream kitchen units with timber effect counter top & breakfast island including Beko fridge freezer, Beko dishwasher, Beko cooker and hob with stainless steel extractor hood, Indesit washer/dryer, Panasonic microwave, splashback wall tiling and complete floor tiling.



Bathroom

c.2.21m x 1.79m

Fully fitted bathroom with complete wall and floor tiling, white sanitary ware suite comprising WC, whb, bath with bath screen, chrome towel rail, extractor fan.



Bedroom 1

c.4.13m x 3.04m

Double bedroom, timber floor, fitted wardrobe. Slide wardrobe also included.

Hotpress

Three large shelves and insulated water tank, timer & immersion switch.

Outside

c.3.75m x c.1.69m Decked balcony, external light. 1 designated parking space.





Heating:

Natural gas fired central heating.

Car Parking:

Parking space No. 95 is included.

BER:

B.E.R.: C1 174.73 kWh/m²/yr
B.E.R. Number: 110745528

Price:

On Application.

Property Management:

Management Company: Island Key Management Ltd.
Management Fee: €1,298.95 per annum.
Management Agent: Comer Property Management Ltd

Viewing:

Strictly by prior appointment with at least 48 hours notice needed for the tenants. Please contact us for the next open viewing time.
Contact Glenn Burrell on 01 614 7900



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