

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY



APARTMENT B  
116 GRAFTON  
STREET  
DUBLIN 2

FOR SALE BY PRIVATE TREATY





PRIME RESIDENTIAL INVESTMENT OPPORTUNITY

## INVESTMENT SUMMARY



Excellent opportunity to acquire a home or investment property in this exceptional city location



Well served by public transport



Available with Vacant Possession



Spacious two bedroom apartment extending to 88.1 sqm / 948 sq ft





Situated within walking distance to a number of Dublin City's most recognisable destinations

COMMANDING A PROMINENT POSITION ON GRAFTON STREET



## LOCATION

Located in the heart of Dublin City, this trophy apartment is situated within walking distance to a number of Dublin City's most recognisable destinations such as Grafton Street, Temple Bar, Trinity College and St. Stephen's Green to name a few.

Its position near Dublin's key infrastructure transport links such as the LUAS, DART and Dublin Bus network ensure an efficient and readily accessible location. Private car owners are well catered for with a number of multi-storey car parks at Grafton Street, Drury Street and Molesworth Street.

	Dublin Bikes	5 minute walk	
	Car Parking	2,500 car spaces within 1km	
	DART	7 minute walk	
	Bus	1 minute walk	
	Luas	2 minute walk	
	Airport	25 minute drive	



COMPRISES A TWO BEDROOM RESIDENTIAL APARTMENT



View from apartment

## THE PROPERTY

Apartment B 116 Grafton Street comprises of a two bedroom residential second floor apartment extending to 88.1 sqm / 948 sq ft. The property is a protected structure and is of traditional construction, with the exterior having a sandstone block façade incorporating period features. The apartment provides a living room, galley kitchen, W.C., two bedrooms, one of which is an en-suite.

The Living room comprises of wooden floor finish with plastered and painted walls and ceilings. There are wall mounted lamps, recessed ceiling spotlights and cornicing. Natural light is provided by three bay timber framed sash windows. The living room is heated via wall mounted electric heaters and is also fitted with a gas fireplace.

The main W.C. comprises of tiled flooring and plastered and painted walls and ceiling. The W.C. is fitted with a wall mounted electric radiator, a toilet and wash hand basin. The galley kitchen comprises of a wooden floor finish, a mixture of plastered and painted walls and a glass block wall, the ceiling is plastered and painted incorporating recessed spotlights, with an exposed steel column.

The bedrooms comprise of a wooden floor finish with plastered painted walls and ceiling fitted with recessed spotlighting and wall mounted electric radiator. The en-suite comprises of tiled flooring and walls with plaster painted ceiling fitted with recessed spotlighting. The en-suite is fitted with a toilet, wash hand basin and shower. The shower is not enclosed, and the water drains into a built-in floor drain.

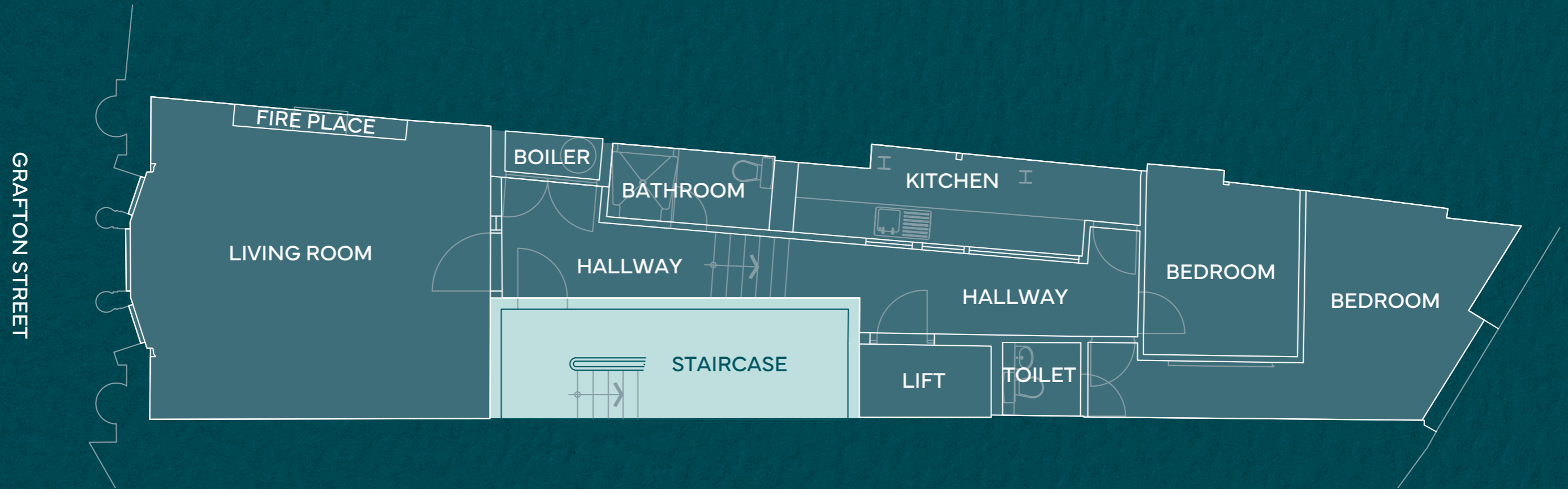
# TENANCY

Demise	Tenant	Area (sq m)	Area (sq ft)
Apartment B	Vacant	88.1	948

All prospective purchasers are specifically advised to satisfy themselves as to the accuracy of any measurements, tenancy information and site areas referred to herein, and undertake their own due diligence. Please refer to the Measurement Survey in the Data Room for further details.



# FLOOR PLAN



## METHOD OF SALE

For Sale by Private Treaty

## TENURE

Registered Long Leasehold

## VIEWINGS

All viewings are strictly by appointment via the joint selling agents

## SERVICE CHARGE

€2,431 per annum

## VAT

Further information available upon request

## BER

BER E1

## DATAROOM

Access to an online data site containing further information is available upon request

## CONTACT DETAILS

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### Solicitor

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McCann Fitzgerald  
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Dublin 2  
D02 X576

### McCANN FITZGERALD

### Receiver

On the instructions of Receiver  
Michael McAteer & Nicholas O'Dwyer,  
Grant Thornton,  
13/18 City Quay,  
Dublin 2, D02 ED70



Subject to contract / Contract denied

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