



Apt 85 Forbes Quay Apartments, Lazer Lane,
Dublin 2. D02 TR04

Beirne
& Wise



Pristine second floor apartment (70sq.m) boasting a dual aspect from two balconies. This stylish apartment features a stylish open plan kitchen and living/dining room, superbly furnished to an exceptional standard. There are two double bedrooms (the main with the benefit of a full ensuite bathroom).

On Street Parking is available within the Grand Canal Dock Area subject to a permit being purchased from Dublin City Council.

This is a vibrant location on the doorstep of the City Centre with an abundance of waterside cafés, restaurants, Fresh food market in addition to banking facilities, dentists, a medical centre and the five star Marker Hotel's award winning spa and pool. The area is well served by local bus routes and Grand Canal Dock DART station on Barrow Street is just a five minute walk away.

The waterfront itself is popular with water sport enthusiasts (kayaking, stand up paddle boarding and water skiing from the Surf Dock) as well as canal boats, the Viking Splash Tours and dragon boat racing.

Many of the world's leading tech companies are located in the surrounding area along with most of Dublin's top law and financial firms, making the property ideal for working nearby. Some of Dublin's finest entertainment attractions are also within walking distance including the Bord Gais Energy Theatre, the Aviva stadium, the Convention Centre Dublin and the 3 Arena. Dublin's premier shops on Grafton Street, St Stephen's Green and Trinity College Dublin are all within strolling distance, as is Sandymount Strand.

Features

- 2 Double Bedrooms
- 2 Balconies
- Gas Heating
- City Centre Location
- Second Floor Apartment
- Lift
- Energy Efficient B2 BER
- Gated Communal Gardens



Accommodation

HALL

With Oak flooring. Security Intercom.

STORAGE ROOM

Generous storage room.

KITCHEN

3.60m x 1.90m

Sleek and contemporary white, high-gloss wall and floor cupboards. Integrated appliances include and oven and hob with overhead extractor fan, fridge/freezer, washer/ dryer and dishwasher. Microwave. Tiled floor.

LIVING/DININGROOM

5.60m x 4.80m

Large light filled room with floor to ceiling windows and a glass patio door to the balcony. Oak flooring.



BALCONY
5.60m x 1.30m
With timber decking. South facing.



SHOWER ROOM
Complete with wc, wash hand basin and a step in shower cubicle. Fully tiled. Mirrored vanity cabinet.

BEDROOM 1
3.25m x 4.06m
Double bedroom with built in wardrobes. Door to balcony

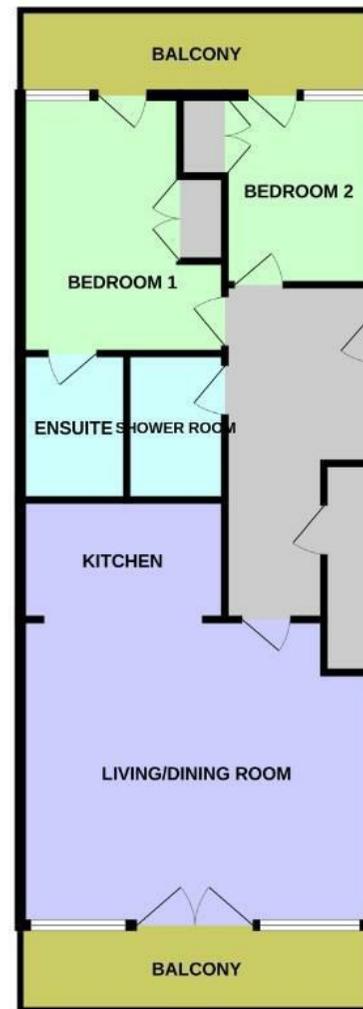
BEDROOM 2
2.60m x 2.95m
Large double bedroom with generous built in wardrobes. Door to balcony

ENSUITE
Complete with bath, wc and wash hand basin. Mirrored vanity cabinet. Tiled floor.

SECOND BALCONY
5.60m x 1.30m
Both bedrooms have access to a decked balcony which enjoys views over the central landscaped courtyard.

B E R
BER Number: 100748623
Energy Performance Indicator: 107.97 kWh/m²/yr





**Beirne
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