



Apt 1 House 2, Linden Court, Grove Avenue, Blackrock,
Co. Dublin A94EE76

Beirne
& Wise



Bright ground floor apartment in this sought of development of Linden Court, extending to a comfortable 62sq.m/668sq.ft. The modern interior boasts a large open plan living/dining room, a fully fitted kitchen, 2 bedrooms and upgraded shower rooms. The living room opens to a west facing sun terrace and there is a designated car parking space located in the gated underground car park.

This leafy development is set amidst beautifully landscaped grounds and gardens. Located close to a host of amenities and excellent transport links including the N11 (Stillorgan dual carriageway) with QBC which caters to an array of bus routes and the DART within a short distance. Both Blackrock and Stillorgan Villages are in close proximity and both offer a range of boutique shops, gourmet restaurants, bars and plenty of shopping facilities.

Features

- 2 Bedroom Ground Floor Apartment
- Underground Car Space
- Intercom
- Excellent Location Close to N11
- Communal Gardens
- West Facing Terrace
- Lift
- Electric Storage Heating
- Close to Shops at Blackrock & Stillorgan

Accommodation

HALL

With a large Hot Press storage cupboard. Wooden floors.

LIVING/DINING ROOM

3.32m x 5.80m

Bright light filled room with views of the communal gardens. Door to sun terrace. Wooden floors.

KITCHEN

2.45m x 2.40m

Complete, with fridge/freezer, oven and hob, extractor hood, dishwasher and washer/dryer. Tiled floor and splashback.





BEDROOM 1
2.62m x 4.46m
Double bedroom with built in wardrobes.



ENSUITE
W.C., wash hand basin and shower.

BEDROOM 2
2.27m x 3.28m
Large single room with a built in wardrobe.

SHOWER ROOM
Re-fitted shower room with contemporary fittings and tiling. W.C., wash hand basin and shower.

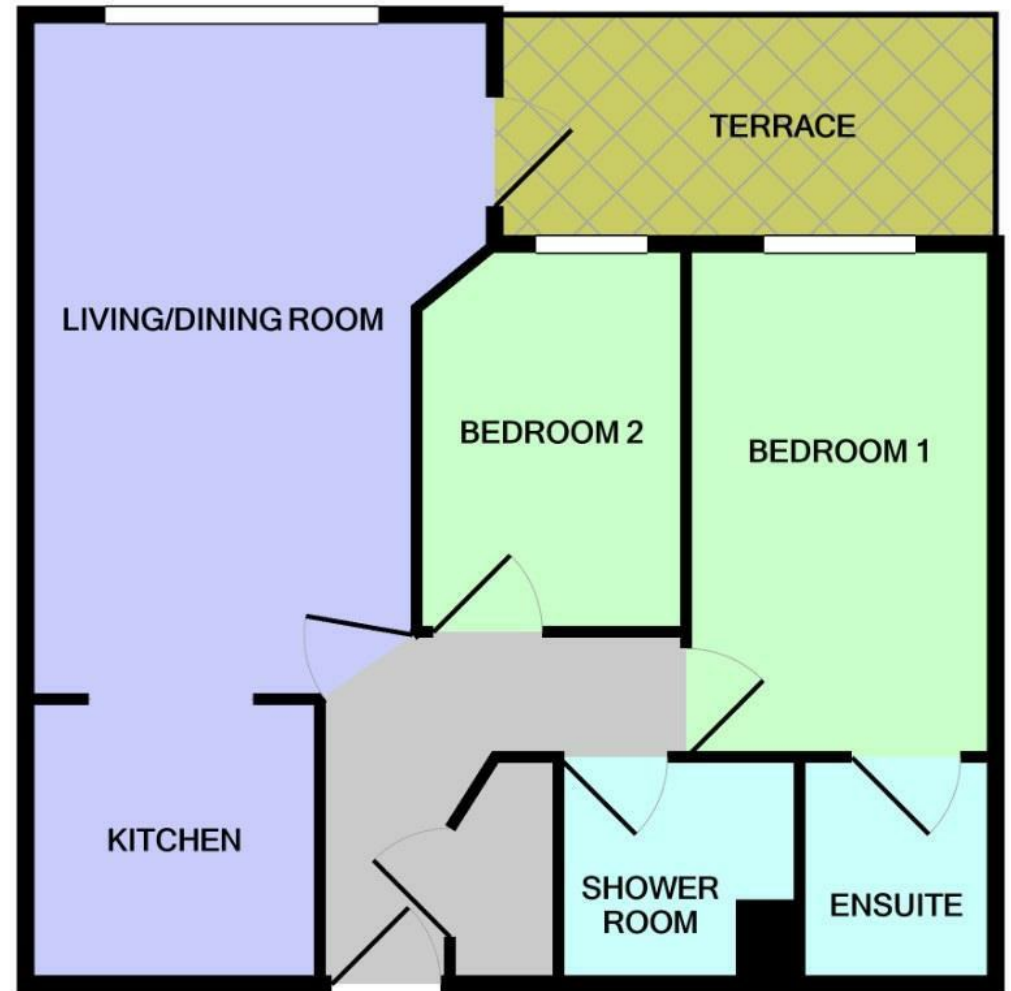
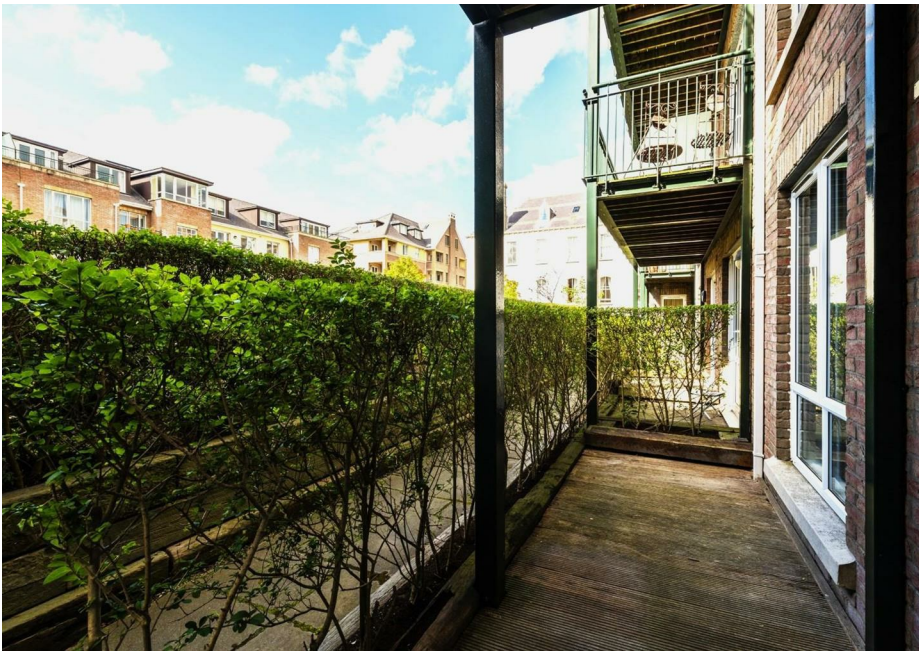
TERRACE
West facing decked terrace with hedge screening for privacy. Looks to the internal communal gardens.

OUTSIDE
Landscaped grounds with mature hedging and flowering plants. There are a number of visitor car parking spaces available on the surface car park and a designated car space (no 28) located in the gated underground Car Park. Communal bin stores.

SERVICE CHARGE
Management Company: Benchmark Property Management
Service Charge: €4,100 per annum

B E R
BER No: 106700685
Output. 251.48 kWh/m²/yr





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