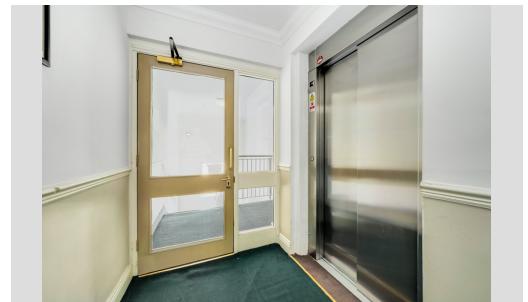


**Kelly Bradshaw Dalton**  
**165 Drumcondra Rd Lower**  
**Drumcondra**  
**Dublin 9**  
**t: 01 804 0500**  
**email: info@kbd.ie**

## **195 The Maltings, Block C, Island Street, Christchurch, Dublin 8**

**Starting Bid: €225,000.00**



For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

**3rd FLOOR APARTMENT / PRIVATE BALCONY / DESIRABLE LOCATION / SECURE ACCESS**

We are delighted to present to the market Apartment 195, The Maltings, a lovely 1 bed, 3rd floor apartment superbly located just seconds from Usher's Quay and Victoria Quay.

The entrance to the apartment is located on Island Street in the heart of Dublin 8 boasting great transport links in and out of the city centre. This apartment is an ideal property for a first-time buyer or investor alike.

Accommodation comprises entrance hallway, sitting room with dining area, kitchen, double bedroom and bathroom.

This fine development was built c. 1997 and is situated in a prime historic district of Dublin

city. It boasts an eclectic array of local amenities including independent pubs, cafes, shops and restaurants. Heuston Train Station is a short 10-minute walk from here whilst many of Dublin's most famous attractions such as the Guinness Brewery and Storehouse at St James's Gate, Christchurch Cathedral, The Royal Hospital Kilmainham and Vicar Street are all only a stones' throw away. Additionally, the LUAS red line is accessible from here and offers a regular and direct transport link around the city.

#### Features

3rd Floor Apartment

Private Balcony

Desirable Location

Secure Access

Management Fees - €1496.44 (includes annual refuse charge)

BER C3 / BER No.117319400

Floor Space 41 m<sup>2</sup>

#### Rooms

Entrance Hallway

2.3m x 0.87m

Living Room

3.47m x 2.91m

Balcony

2.0m x 0.88m

Dining Area

3.04m x 1.9m

Kitchen

2.52m x 1.3m

Bedroom One

4.21m x 2.73m

Bathroom

2.3m x 1.77m

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or [iamsold](http://iamsold.ie), [www.iamssold.ie](http://www.iamssold.ie)

### Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for

guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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