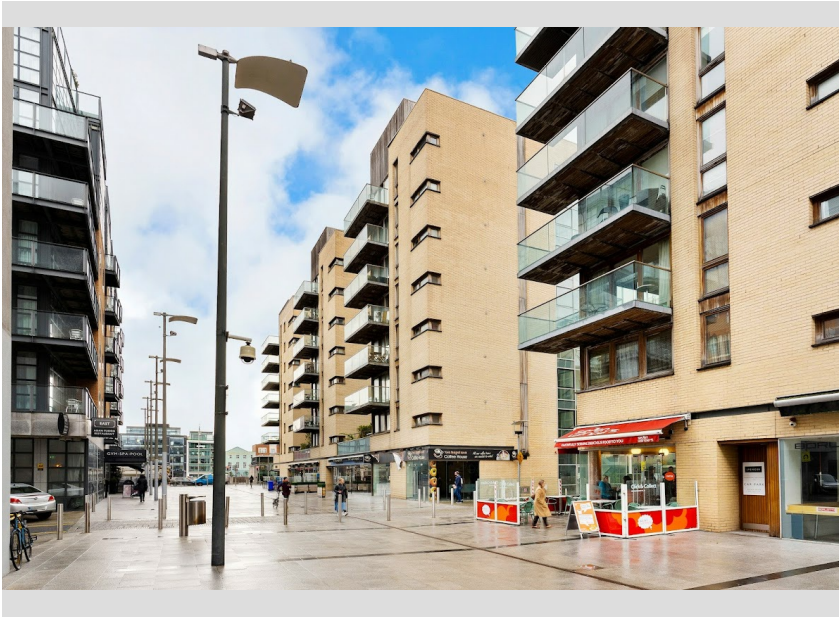


Ventura Properties
Blanchardstown Corporate Park
Unit 12/13, Block 8
Ballycoolin
Dublin 15
t: 01 539 0559
email: barry.feenan@venturaproperties.ie

Apt 3, Block 3, Clarion Quay, Dublin 1

Starting Bid: €340,000.00



For sale by Ventura Properties via the [iamsold](https://www.iam-sold.com) 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://www.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to bring to the market Apartment 3, Block B in the extremely popular Clarion Quay development.

This is a "C2" rated 2-bedroom 2 bath apartment on the first floor measuring approximately 721sq.ft.

Clarion Quay is a very well maintained and secure development and benefits from underground gated and secure car parking.

The apartment is a corner unit with views back towards the River Liffey and City. This 2-bedroom apartment has 2 double bedrooms both with fitted full height wardrobes. There is one master ensuite and separate main bathroom. The living space is large and open plan and opens onto a large balcony.

The apartment features gas underfloor heating, and a designated underground car parking space. The property is served by an extensive public transport network which includes an immediately adjacent Luas Red line stop connecting to Connolly Station for DART and inter-city trains, Busáras for Dublin Bus services and Dublin Bike stations.

The Grand Canal Dock area is adjacent over the Samuel Beckett bridge with again an array of great amenities, restaurants cafes and bars such as the Bord Gáis Theatre, Fresh, Milano and the 5 Star Marker hotel. Other nearby attractions include the 3 Arena, National Convention Centre, Grange Gorman College Campus, the Spencer Hotel and many other restaurants & Cafes. Trinity College and Grafton Street are also easily accessed from the apartment. Viewing is highly recommended to fully appreciate this fine apartment and all that it has to offer.

BER C2 / BER No. 117867382
Floor Area 71.49 m²
Annual service charge is €8,720

TO VIEW OR MAKE A BID Contact Ventura Properties or iamsold, www.iamsold.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.