

**FOR SALE**

BY PRIVATE TREATY

Apartment 6  
55/56 Hanover Lane  
Francis Street  
Dublin 8  
D08 VX68



Two Bedroom Apartment  
c.60.39.sq.m /650.sq.ft

**BER** TBC

**Price: €265,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom apartment to the market located on the 3rd floor of 55-56 Hanover Lane, Francis Street, Dublin 8. This mature and sought after development finds itself within a stone's throw of The Luas and a host of bus routes allowing access to Dublin's City Centre within minutes. Also within arm's reach you will find a host of local shops, The Phoenix Park, Heuston Station and St. James Hospital.

Light filled interior living accommodation of c. 650 sq. ft. comprises of entrance hallway, main family bathroom, lounge/dining room, separate kitchen and two double bedrooms. No. 6 is presented in "walk-in" condition. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 650 sq. ft.
- Management Fee TBC
- Third Floor
- Electric storage heating
- Two double bedrooms
- Bathroom
- Separate kitchen
- PRESTINE CONDITION
- On street parking to front
- Within a short stroll of Dublin's City Centre
- Within arm's reach of St. James Hospital, The Coombe and the proposed New Children's Hospital
- The Red Luas line within touching distance
- Ideal for 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

16'4" x 3'2" (5.0m x 1m)

Laminate flooring with access to lounge, bedroom and bathroom.

### LOUNGE

16'7" x 17'7" (5.1m x 5.4m)

Large bright lounge with timber flooring, dining area and access to kitchen.



### KITCHEN

10'8" x 7'2" (3.3m x 2.2m)

Fully fitted kitchen with eye and floor level units, tiled flooring.



### BEDROOM 1

8'5" x 14'4" (2.6m x 4.4m)

Double bedroom with laminate flooring, built in wardrobes and access to balcony.

### BEDROOM 2

13'4" x 7'5" (4.1m x 2.3m)

Double bedroom with laminate flooring, built in wardrobes and access to balcony.



### BATHROOM

5'2" x 4'2" (1.6m x 1.3m)

Fully fitted bathroom with w.c., w.h.b and shower unit and fully tiled.





## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

Alternatively you can send an email to **Conor@raycooke.ie** and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:  
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