

# grosvenor|manor

Grosvenor Place, Rathmines, Dublin 6

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## Introduction

Grosvenor Manor comprises an exclusive development of nine contemporary homes, accommodating spacious townhouses and apartments in the heart of Dublin 6.

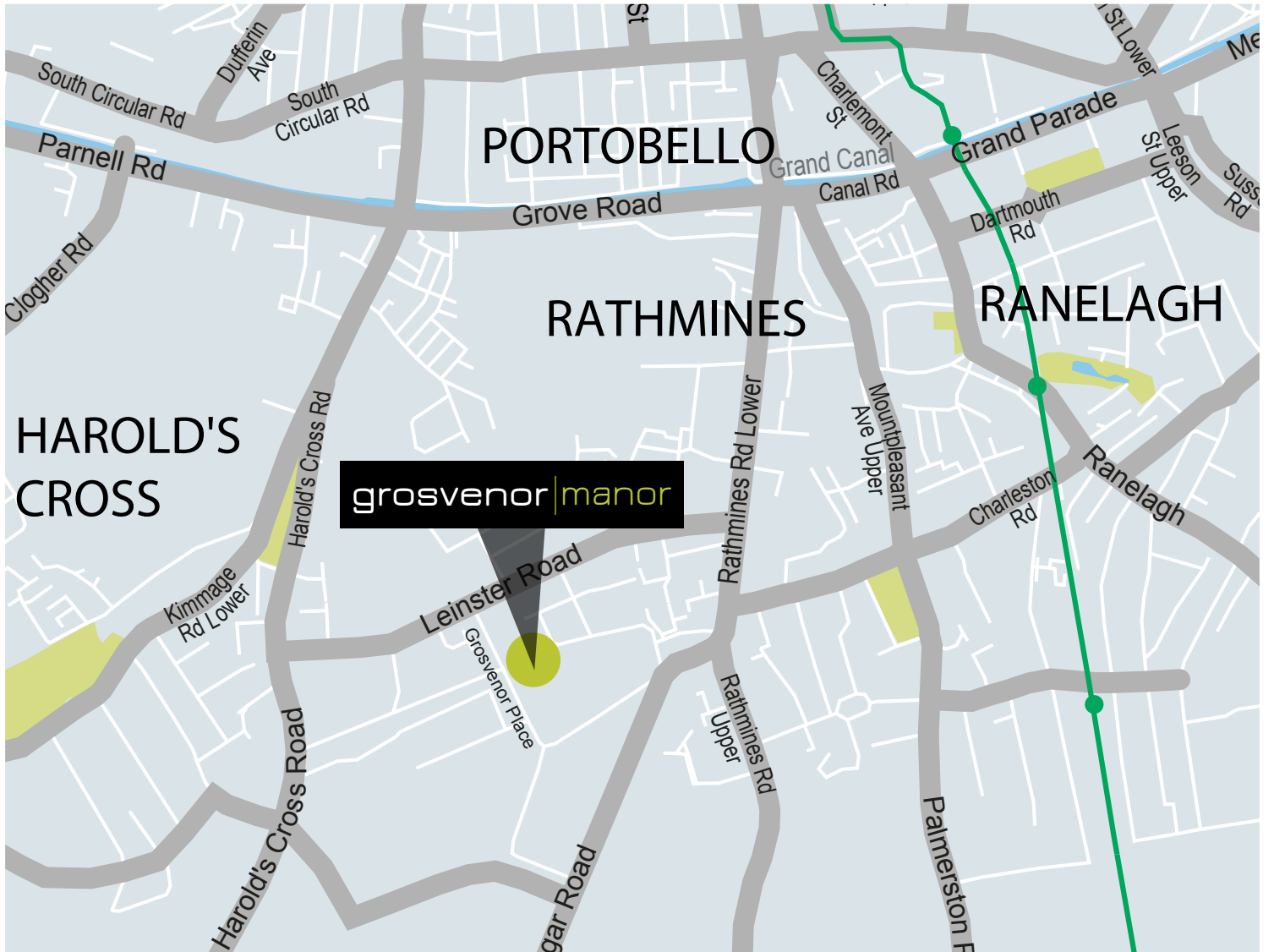
These traditional masonry built homes have been designed with exceptional attention to detail. Grosvenor Manor offers the opportunity to purchase a brand new home with a contemporary design that combines the best principles of architecture with modern day requirements.

Grosvenor Manor has maximised the available accommodation to provide an ideal urban home. Generous living space and state of the art specification are but a few of the features which characterise these "A Rated" homes to give a contemporary feel throughout.

Making the most of this superb location, New Generation Homes have delivered a development of exceptional elegance and craftsmanship. Purchasers will enjoy the benefits of a brand new high specification house, complete with the comforts of a modern lifestyle.







Not to scale, for illustration purposes only.





## Location

Grosvenor Manor's proximity to the village of Rathmines is second to none, with the villages of Rathgar and Ranelagh also only a short stroll away.

There are a host of amenities available in the immediate area with a wide choice of bars, restaurants and shopping facilities within a few minutes walk.

Those with a keen interest in sports will have a choice of amenities with Brookfield & Mount Pleasant Lawn Tennis Clubs, The Swan Leisure Centre, The Leinster Sports and Cricket Grounds and Milltown Golf Club all located in the area.

Given the location of the development in the heart of Dublin 6, there are numerous bus routes to the City Centre, Dundrum Town Centre and the surrounding suburbs.

Dublin City Centre, St. Stephen's Green, Grafton Street and Trinity College are also all within walking distance along with the LUAS stops at Cowper & Beechwood.

Families will also appreciate the choice of schools at both primary and secondary level in the area including St Mary's College, St Louis, Sandford National, Sandford Park, Alexandra College, Gonzaga College, Zion National and Stratford College to name but a few.

# Specification

## Kitchen & Utility

Including all appliances, as per show house.

**HOUSE 1,2:** An oak veneered kitchen, soft close doors, quartz worktop with counter top upstands.

**HOUSE 7,8,9:** A high gloss kitchen in cashmere and sandwich, quartz worktop with counter top upstands.

**APARTMENTS:** Handle free kitchen, oak veneer, traviso velvet doors, quartz worktops with counter top upstands.

## Internal Doors

High quality painted 'Portland' doors, with chrome lever handles as per show house.

## Bathrooms & En-Suites

Stylish bathrooms and en-suites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures and towel rails are included as standard as per show house. Extensive high quality tiling as per show unit.

## Internal Finishes

Walls and ceilings are painted throughout. Chamfered skirting and architrave with white oak handrails and newel posts to staircases.

## Heating

An air-to-water heat pump with a very high seasonal efficiency provides the energy for the space heating and hot water heating.

The high efficiency of the heat pump is recognised by the SEIA as alternative energy and is partly the reason for the low BER rating and A3 label of the houses and apartments.

The space heating is delivered through a low temperature heating system with aluminium radiators. A controller is provided for the control of the individual heating zones and the domestic hot water circuit (cylinder).

Temperature control is provided by the individual room thermostatic control devices and a temperature sensor in the hot water cylinder.

## Gardens

Rear garden custom cut sandstone paving with horizontal fences between houses.

## Electrical, Media & Communications

Generous light and power points have been provided throughout with contemporary brushed chrome fittings to selected living areas. Each house is wired and ready for connection of TV and telephone.

## Security

Each home is wired for an intruder alarm.

## External Finishes

Low maintenance precision cut hammered granite stone cladding, with coloured render finishes. Windows and doors are u-value high performance double glazed Scandinavian timber, wrapped in a custom pressed metal cill. Windows and doors as per show house. Crystal view balconies with a timber decking providing a seamless unobstructed view. External lighting is standard as per show house.

## Guarantee

Each Grosvenor Manor home is covered by the 10 year HomeBond structural guarantee scheme.

## Management Company

Each home owner will become a member of the management company with equal rights, relating to the common areas and the access avenue.

## BER Rating

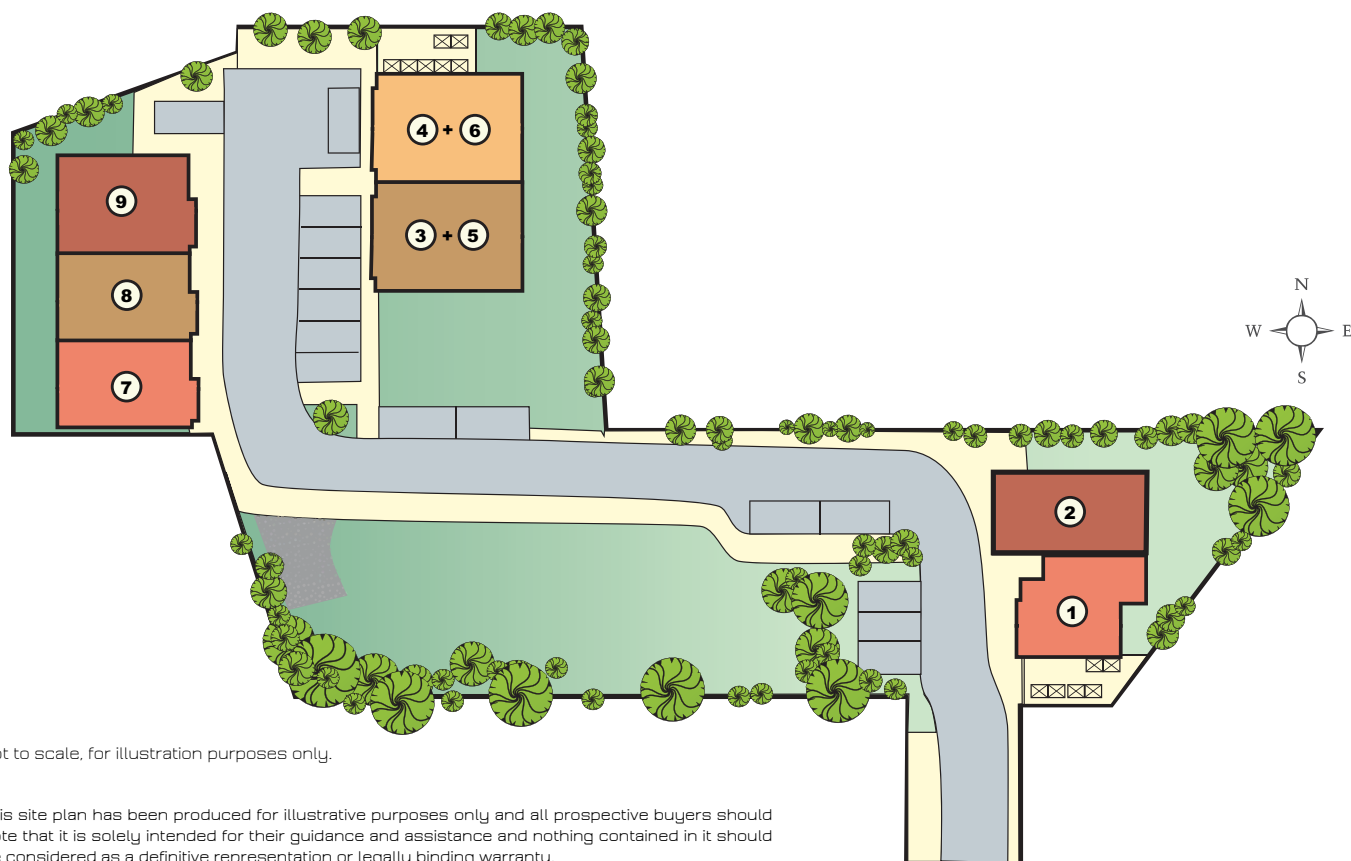


An annual low energy rating is achieved in the house(s) due to the high insulation levels, excellent levels of airtightness and the high efficiency heat pump.

## Landscaping Common Areas

The rear of the houses and apartments are paved with natural stone and softer areas are planted with a mixture of shrubs and herbaceous perennials. Open green areas are turfed and will be planted with a mixture of ornamental trees and shrubs. All planted areas will receive a bark mulch treatment to aid with weed control and provide a crisp, dark finish to the beds.

## Site Layout



## Accommodation Schedule

UNIT	No.	Approx. Sq.m.	Approx. Sq.ft.
3 Bed Townhouse	1	129	1,392
3 Bed Townhouse	2	127	1,364
2 Bed Apartment (Ground floor)	3	79	852
2 Bed Apartment (Ground floor)	4	80	861
2 Bed Apartment (First floor)	5	91	980
2 Bed Apartment (First floor)	6	81	874
3 Bed Townhouse	7	123	1,326
3 Bed Townhouse	8	124	1,331
3 Bed Townhouse	9	124	1,331

Please note: Intending purchasers should satisfy themselves in relation to the accuracy of the floor areas.

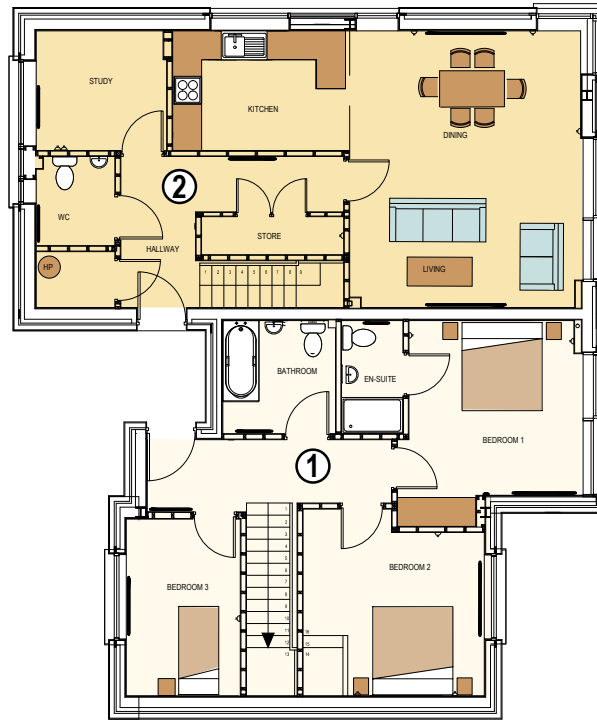




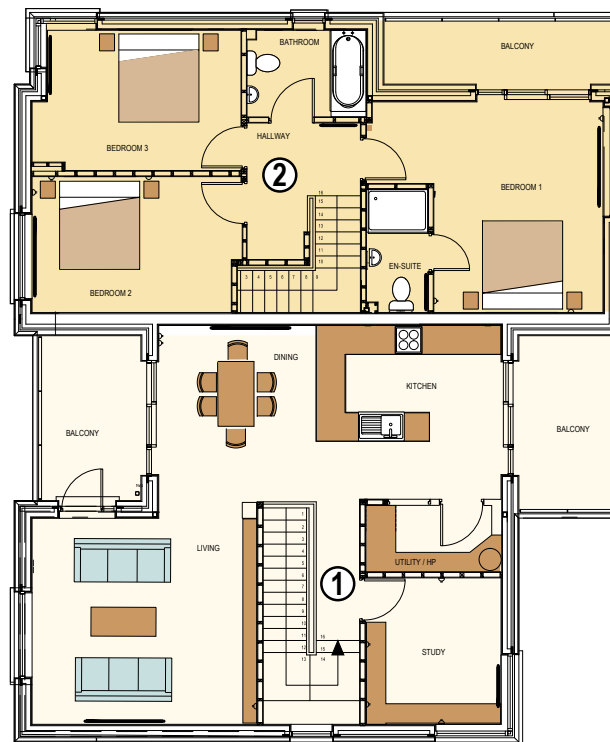


# TOWN HOUSES UNIT 1 & 2

## Ground Floor



## First Floor

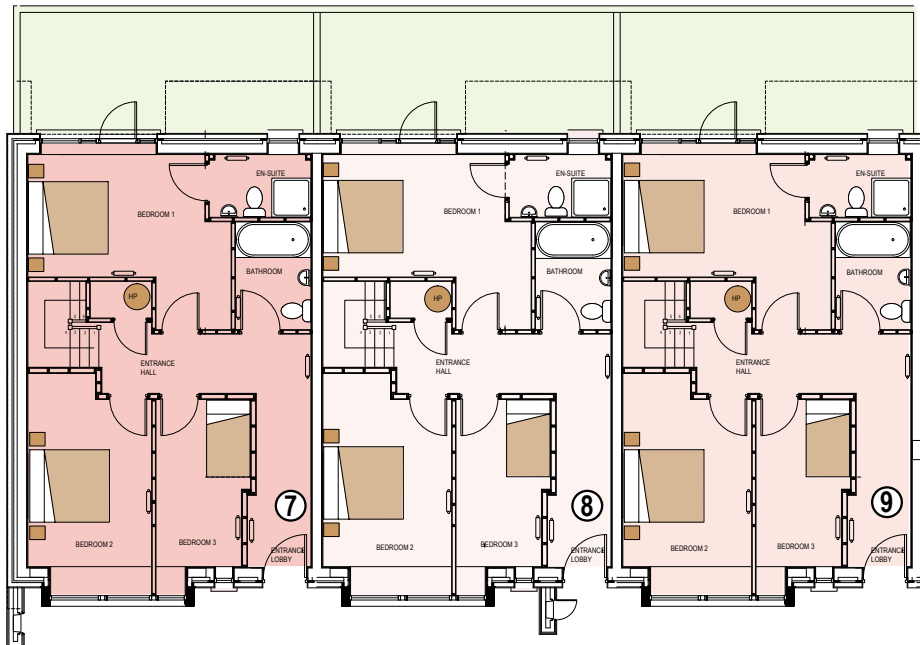


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# TOWN HOUSES Unit 7, 8, 9

## Ground Floor



## First Floor



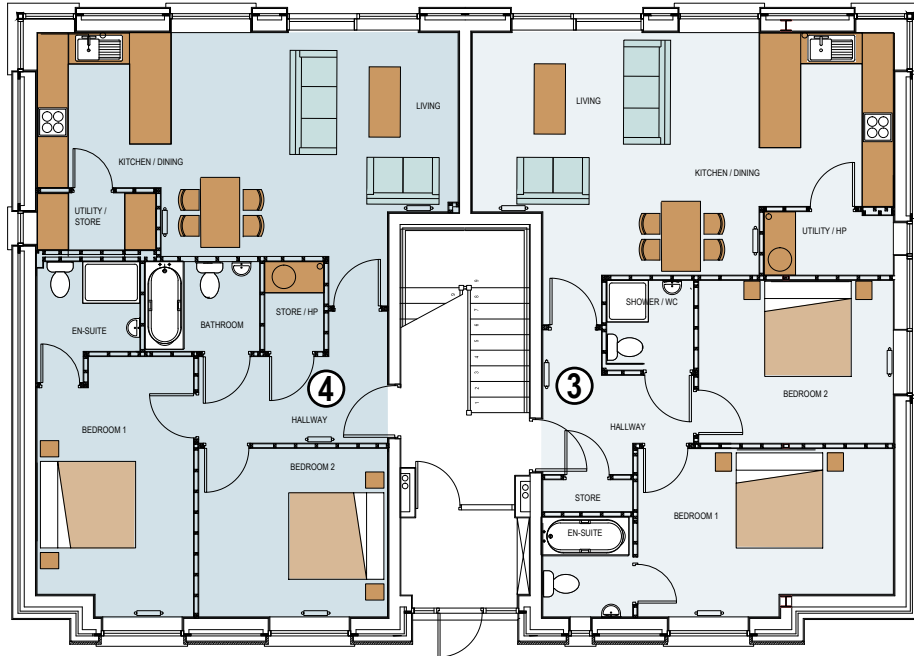
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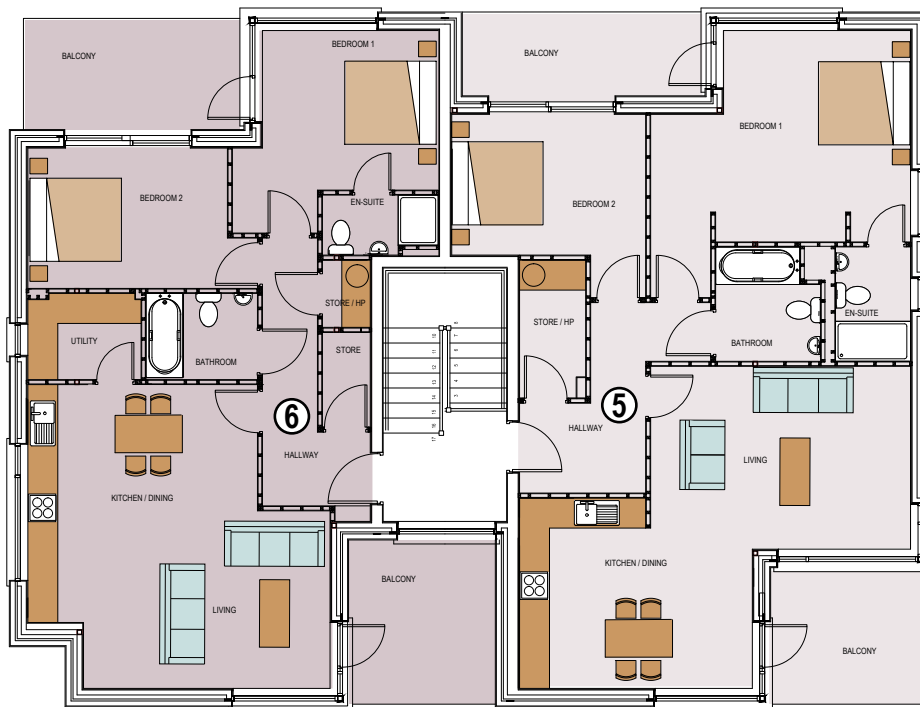
# APARTMENTS Unit 3 & 4

## Ground Floor



# APARTMENTS Unit 5 & 6

## First Floor



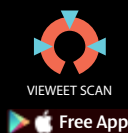
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