

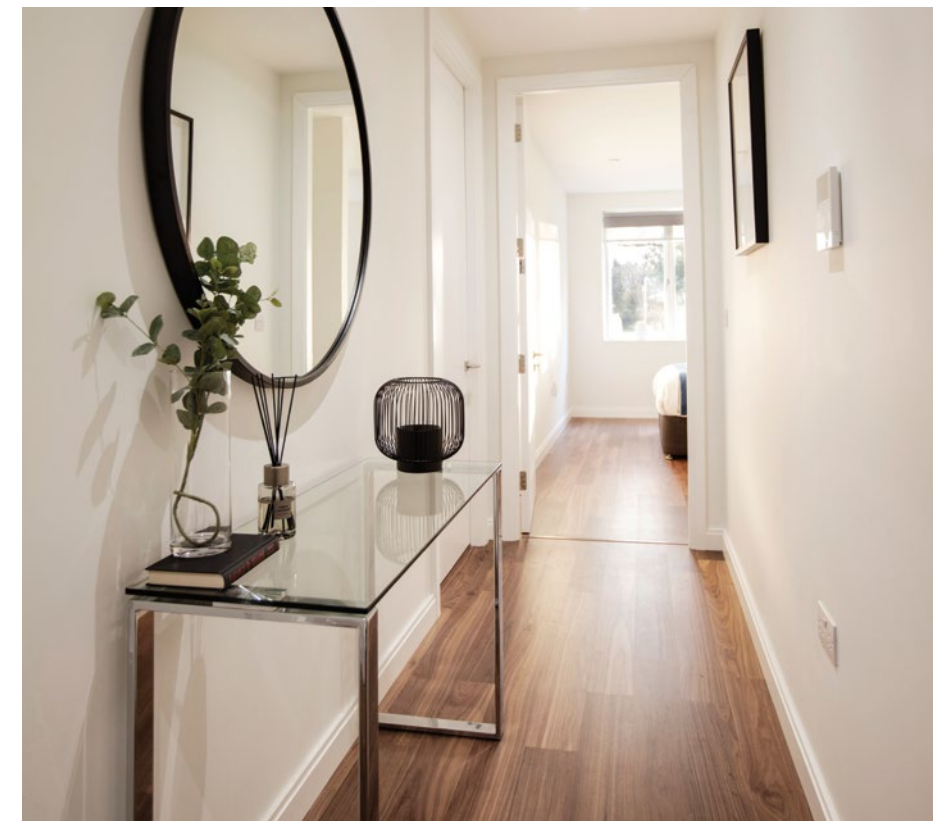
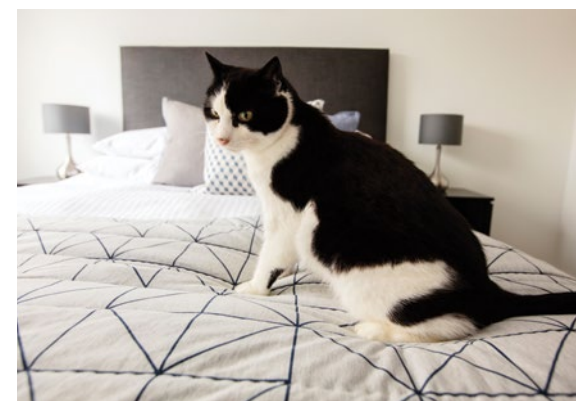


**FERNBANK**  
CHURCHTOWN



# A Place Designed to Impress

Fernbank matches modern lifestyles effortlessly with a choice of furnished, unfurnished and pet-friendly apartments. Each luxury 1, 2 and 3 bed residence has a custom-designed kitchen with integrated Neff appliances, secure underground parking, private balcony and onsite concierge.





# Luxurious Residences

Each residence creates an inviting home environment with airy, opulent interiors that are as inspiring as the stunning distant views of the Dublin Mountains.



## Key Features & Finishes

Beautiful 1, 2 and 3  
bedroom apartments

Separate study/playroom  
available in selected 2  
bedroom apartments

Fully fitted custom designed  
kitchens with quartz  
countertops

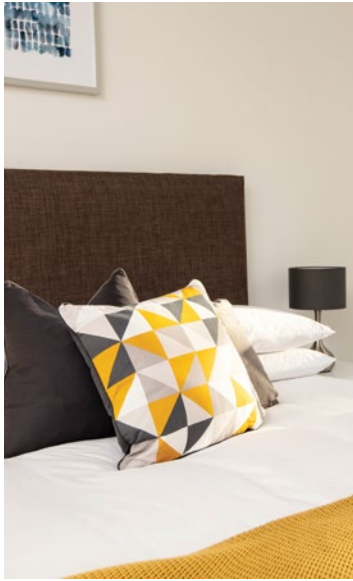
Separate utility area

Private balcony with  
each apartment

Secure underground parking

On site concierge





# Tenant Information

To process your application, we require the following information:

1. Confirmation of employment, which can include the following documents:

- Employer reference letter
- Employment contract
- HR confirmation letter

For self-employed persons, we require the following documents:

- Accountant's reference
- Solicitor's letter (character reference)

2. Current and previous rental history, confirming the following:

- Duration of tenancy
- Annual rent
- Tenancy type; single or multiple occupancy
- Contact numbers and/or email for agent or landlord for most recent tenancy

3. Proof of finance

4. Proof of identification, including the following:

- Passport or driving licence
- PPSN

All of the above information will be treated confidentially.

# Every Destination on your Doorstep

Amenities and transport services are in plentiful supply with Dundrum Luas stop adjacent to Fernbank. Residents can enjoy instant access to Dundrum Town Centre, Grafton Street, Ranelagh, Sandyford and Cherrywood.



		
Luas	Driving	Walking
From Dundrum	From Fernbank	From Fernbank
Sandyford 8 mins	N11 9 mins	Dundrum Luas Stop 5 mins
Ranelagh Village 9 mins	M50 11 mins	Dundrum Town Centre 12 mins
St Stephen's Green 13 mins	Ranelagh Village 11 mins	Airfield Estate 22 mins
Trinity College 20 mins	UCD 15 mins	Goatstown 22 mins
The Park Carrickmines 20 mins	Dublin Airport 29 mins	
Brides Glen 25 mins		
O'Connell GPO 25 mins		

Included in this brochure, you will find a tenant registration form that must be completed and returned together with the above documentation to Lisney at the following email address:  
info@fernbank.ie

Letting Agent



01 638 2700

Property Manager



DISCLAIMER: Any intending tenant(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the landlord or by Lisney, as the landlord's agent, in respect of the premises shall constitute a representation inducing the tenant(s) to enter into any lease, or any warranty forming part of any such contract to lease. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the landlord's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending tenant(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the landlord or by Lisney as the landlord's agent, shall give rise to any claim for compensation against the landlord or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed lease. Any intending tenant(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.

PSRA No. 001848

Fernbank.ie