



NUGENT
AUCTIONEERS



**APT 15 THE GATE LODGE
DOWNSHIRE PARK
BLESSINGTON
CO.WICKLOW
W91 YW02**



Apartment



2



1



58.4 Sq m
628.5 Sq ft



BER B3



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers 045 865555 www.nugents.ie are delighted to offer Apartment 15, The Gate Lodge centrally located within the Downshire Park development, it is serviced by a lift to the 2nd floor location. This good sized 58 Sq.mt two bed apartment consists of one main living area incorporating the kitchen and has a balcony with a bright south easterly aspect. The proximity to schools, shops, restaurants, bars, leisure outlets and bus services makes this a desirable place to live.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin, turn right at Maxol Service station onto the Blessington ring road, continue past second roundabout then turn left into Downshire Park estate and left again onto Glenview.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	3.1m X 0.94	
Kitchen / Living Room	5.67m X 4.94m	Access to balcony
Bedroom 1	3.55m X 2.66m	Carpet / Wardrobe
Bedroom 2	3.56m X 3.00m	Carpet / Wardrobe
Main Bathroom	2.13m X 1.89m	Bath/ WHB/ WC

SERVICES

- Mains
- G.F.C.H.
- Electricity

INCLUDED IN SALE

- Carpets
- Fridge Freezer
- Oven
- Hob
- Dishwasher
- Washing machine

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 58.40 mtr sq. | c. 628.56 sq. ft
- Built in 2005



PRICE REGION AMV: €198,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.