

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Reilly



2 Orchard Court,
The Orchard,
Sallins Road, Naas,
Co Kildare, W91 HY6C.

BER A3

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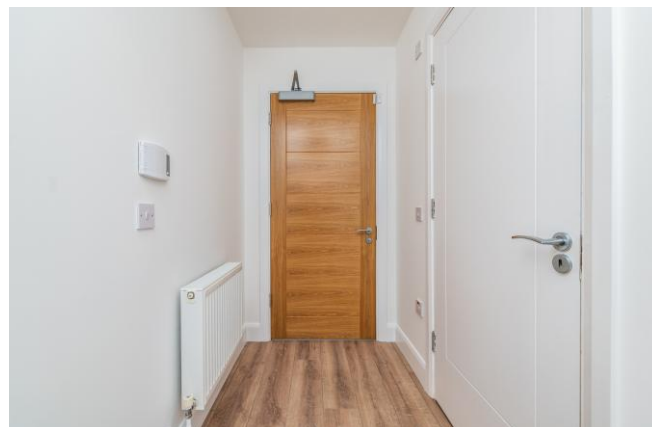
Sherry Fitzgerald O'Reilly are delighted to introduce you to Apartment 2 Orchard Court, a spacious, one-bedroomed, ground-floor apartment within the prestigious Orchard development on the Sallins Road, Naas.

This home offers a perfect blend of style and efficiency, featuring high-quality fixtures, fittings, and excellent energy performance. This home is presented in immaculate, turn-key condition. The Orchard development provides a lovely, well maintained, historic setting, defined by the beautiful, original stone walls of the Oldtown Estate.

The Orchard offers excellent convenience. From here it is only a short stroll from Naas town centre and its vibrant array of shops, restaurants, bars, cultural and sporting facilities. It enjoys easy access to Grand Canal tow path walks, the local park, Monread leisure centre, GAA and Monread shopping Centre.

Orchard Court is ideally located for the commuter, as it is just a few minutes' drive to the N7/M7 Junctions 9 and 9A and a twenty-five-minute walk to the Arrow Rail Station serving Heuston station and the Docklands.

The accommodation in this fine home briefly comprises-hallway, living / kitchen/dining room, utility room, plant room, double bedroom and bathroom.



Accommodation

Entrance Hallway 2.91m x 2.37m (9'7" x 7'9"): With oak effect laminate floor and Plant room (1.61m x 0.9m) off.

Living /Dining /Kitchen 7.74m x 5m (25'5" x 16'5"): The living/dining area offers floor to ceiling windows and doors which lead out to the terrace. While this space is floored in an oak laminate, the kitchen area features a porcelain tile floor. The kitchen is fitted with quality shaker style cabinets and drawers topped with a stunning quartz countertop. The large peninsula offers comfortable seating for four and lots of storage, with attractive pendant lighting overhead. Included are an oven, dishwasher, fridge freezer and ceramic hob.

Utility Room 1.53m x 1.26m (5' x 4'2"): The utility offers a storage press, countertop and washer/dryer. It has a porcelain tiled floor and metro tile splashback

Bedroom 4.48 x 3.08m (4.48 x 10'1"): This is a spacious double bedroom laid with an oak laminate floor and fitted with quality Sliderobes.

Bathroom 2.76m x 1.85m (9'1" x 6'1"): This well-appointed bathroom boasts a contemporary suite including a wc, vanity unit, and a generous shower cabinet. It is finished with porcelain tiling to floor and surrounds, with a heated towel rail and a storage press.

Outside The living room opens directly onto a conveniently covered terrace on two sides. The garden is planted with a variety of shrubs and trees such as beech and euonymus.





Special Features & Services

- Built in 2019.
- A rated property in excellent decorative order throughout.
- Set in the leafy surrounds of the Oldtown walled gardens.
- Extends to a comfortable 61m² approximately.
- Gas fired central heating.
- Vent Axia air filtration system.
- Designated parking space plus numerous visitor parking spaces.
- Intercom system.
- Lift and stairs access to all floors.
- Covered outdoor terrace on two sides with well stocked flower beds and own gated entrance.
- Fitted alarm.
- Shaker style internal fire doors.
- Includes all fitted appliances and blinds.
- Double glazed windows.
- Management fee €1,531 per annum to include grounds and internal communal area maintenance, waste disposal, sinking fund and window cleaning.
- A short walk to amenities such as Monread Shopping centre, Monread Park, school, Canal towpath walks, GAA, leisure centre and sporting facilities.
- Easy walk to Naas Town centre with its abundance of shops, boutiques, restaurants, bars, cinema and theatre.
- Close access to Junctions 9 and 9A of the M7 motorway.
- Bus services close by on Sallins Road.
- Just a 25-minute walk to the Arrow rail link in Sallins with commuter trains to Heuston station and the Docklands.

BER BER A3, BER No. 110926821





NEGOTIATOR

John O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Main Street, Naas, take the Sallins Road. After the Applegreen Service station, continue straight, then take the next left, then left at the roundabout. Orchard Court is the block of apartments on the immediate right. Number 2 is to the right of the front door.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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