

# For Sale

Asking Price: €295,000

**Sherry  
FitzGerald**  
O'Reilly



26A Garden Apartments,  
Devoy Quarter,  
Naas,  
Co Kildare,  
W91 K025.

**BER** C3

[sherryfitz.ie](https://sherryfitz.ie)

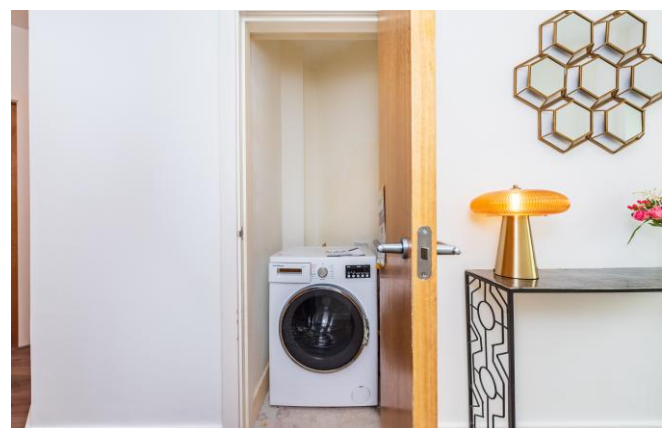




Sherry FitzGerald O'Reilly are pleased to introduce you to 26A The Garden Apartments, a wonderfully spacious, own door, 2 bedroomed apartment presented in excellent condition. This home offers an unparalleled location, situated within a gated complex on the grounds of the acclaimed Osprey Hotel and Leisure Centre. It is conveniently situated within easy walking distance of Naas town centre, with its many shops, restaurants, theatre and leisure facilities.

Recreational amenities are close at hand, including the Grand Canal tow path for walks, leisure centre, playing fields, a skatepark, and playground. The property is ideal for commuters, with a five-minute drive to M7 Junctions 9A or 10, and the Sallins commuter train station is only a ten-minute drive away.

Accommodation comprises entrance hall, living/dining /kitchen, utility press, 2 double bedrooms and bathroom.



## Accommodation

### **Entrance Hallway** .2m x 1.35m (.6'7" x 4'5"):

The bright entrance hall is laid with a quality oak laminate floor which runs through to the bedrooms and living room. Off the hallway are the utility closet (1.2m x 1.2m) which houses the washer/ dryer and a hotpress.

**Living Room/Dining room/Kitchen** 10.8m x 4.46m (35'5" x 14'8"): This is a superbly substantial, light filled room. The living/dining area is laid with an oak laminate underfoot and its focal point is the fireplace with a Dimplex electric fire. French doors lead to a cobble lock patio outside. The kitchen combines attractive shaker style beech cabinets with a tile splashback and tiled floor. Included are an oven and ceramic hob, dishwasher and fridge-freezer.

**Bedroom 1** 4.41m x 3.6m (14'6" x 11'10"): A large double bedroom to rear, it is fitted with a laminate wooden floor and built in wardrobes.

**En-Suite** 2m x 1.6m (6'7" x 5'3"): The en-suite is fitted with a corner shower, wc, wash hand basin, extractor, heater and storage cabinet. With ceramic tiling to floor, splash and shower.

**Bedroom 2** 4.12m x 2.71m (13'6" x 8'11"): This is a generous double bedroom to front with fitted wardrobes and a laminate oak floor.

**Bathroom** 3.7m x 3.13m (12'2" x 10'3"): The stylish bathroom includes wc, wash hand basin and bath, with attractive tiling to the bath wall and floor.







### Special Features & Services

- BBuilt circa 2004.
- Extends to 94m<sup>2</sup> approximately.
- Two designated parking spaces.
- Own front door.
- Gated complex.
- Landscaped communal grounds.
- Double glazed windows.
- Energy efficient electric radiators.
- All blinds and light fittings included.
- All appliances included.
- Management fee €1,622.00 per annum (including refuse, insurance and maintenance of public areas).
- Situated in the grounds of the award-winning Osprey Hotel, Spa & Leisure Centre.
- Within walking distance of Naas town centre, Naas Hospital, schools, shops and many leisure amenities.
- Short drive to M7/N7 and Commuter rail service in Sallins. Bus service just minutes from apartment..







#### 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 Newbridge Road and proceed until the traffic lights at Swan Dowlings. Turn left. Proceed to the roundabout and take the second exit. Follow this road where you will see the Garden apartments block A behind a gated entrance on the right-hand side. Go through the gate and turn left. Number 26A is a ground floor apartment on the left-hand side.

**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.

PSRA Registration No. 001057