



**MODERN 2 BEDROOM GROUND FLOOR APARTMENT**



**Apt. 7, Capella Court, Newbridge, Co. Kildare W12 DW63**

**GUIDE PRICE: €185,000**



**PSRA Reg. No. 001536**

## FOR SALE BY PRIVATE TREATY

Apt. 7, Capella Court, Newbridge,  
Co. Kildare W12 DW63

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### DESCRIPTION:

7 Capella Court is a spacious, modern 2 bedroom ground floor apartment presented in turnkey condition. The property extends to circa 68.75 sq.m/740 sq.ft and benefits from hardwood double glazed windows, electric heating and designated car parking. Capella Court is a modern development of apartments, accessed via electric gates situated in a very central location within a short walk of all local amenities.

### FEATURES:

- \* Hardwood double glazed windows
- \* Electric heating
- \* Designated car parking
- \* Electric gates
- \* Central location, adjacent to Tesco

### ACCOMMODATION:

Entrance Hall

Hotpress  
Shelved.

**Bedroom 1** 2.77m x 4.30m (9.09ft x 14.11ft)

**En-suite**  
w.c., w.h.b., shower, tiled floor.

**Bedroom 2** 3.00m x 2.76m (9.84ft x 9.06ft)  
Built in wardrobe.

**Bathroom**  
w.c., w.h.b., bath, tiled floor and surround.

**Kitchen/Dining/Living**  
Laminate floor, french doors to balcony, built in ground and eye level presses, plumbed, s.s. sink unit, tiled surround and floor, electric hob, electric oven, extractor.

### OUTSIDE:

Electric gates, designated car parking.

### SERVICES:

Mains water, mains drainage, electricity, refuse collection.

### INCLUSIONS:

Oven, hob, extractor, carpets and blinds.

**BER:** D1

### MANAGEMENT CHARGE:

€1,150 per annum

### CONTACT:

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VIEWING STRICTLY BY APPOINTMENT



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