

For Sale

Asking Price: €275,000

Sherry
FitzGerald
O'Reilly



18 The Waterfront,
Naas,
Co Kildare,
W91 YK85.

BER D1

sherryfitz.ie

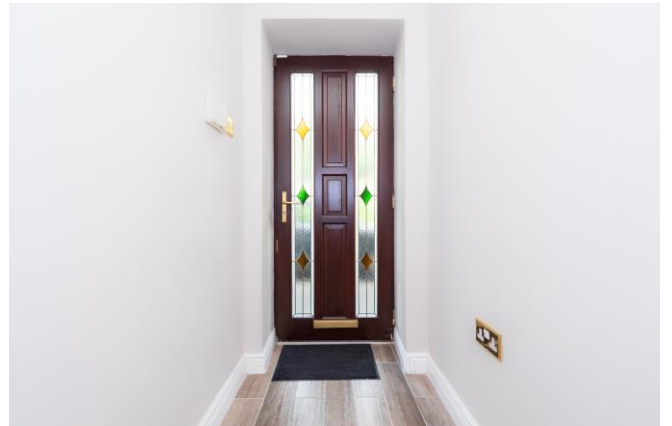


Sherry FitzGerald O'Reilly are delighted to present to market this superb own-door two bedroom apartment. Set in a small, gated development on the banks of the Grand Canal, it is in the most perfect location in the heart of Naas town. Number 18 is a very spacious first floor apartment and is presented in excellent condition. It offers off street parking and communal gardens.

The Waterfront is the ideal spot to easily avail of the fine selection of shops, restaurants, bars and leisure facilities that Naas has to offer.

It is just a few minutes' drive to the M7/N7 interchange and the Sallins Train station, and a short walk to the bus stop.

Accommodation in this wonderful apartment comprises entrance hall, living/dining room, kitchen, 2 double bedrooms (one with en-suite) and bathroom.



Accommodation

Entrance Hall 2.22m x 1.06m (7'3" x 3'6"): The entrance hall is floored in a wood effect tile, with carpet to stairs.

Hallway 5.92m x 2.07m (19'5" x 6'9"): The hallway features a dark oak laminate floor. It has a hotpress and a utility press off which includes a washing machine and tumble dryer.

Living/Dining Room 6m x 5.12m (19'8" x 16'10"): This is a bright and spacious room which benefits from sliding doors to the balcony with canal views. The slate fireplace with a wooden surround includes an inset gas fire. Double doors lead to the kitchen.

Kitchen doors lead to the kitchen.: The kitchen is fitted with a range of attractive cream cabinets with a tile splashback. It includes a double oven and gas hob, fridge and dishwasher, and a freestanding fridge freezer.

Bedroom 1 4.73m x 4.26m (15'6" x 14'): This is a very generous double bedroom, fitted with Sliderobes which include shelving and hanging rails and it has an oak laminate floor.

En-Suite 1.96m x 1.25m (6'5" x 4'1"): Fully tiled to floor and walls, the ensuite comprises wc, wash basin and shower unit.

Bedroom 2 4.26m x 3.17m (14' x 10'5"): This is a double room with fitted wardrobe and Stira stairs attic access.

Bathroom 2.6m x 1.94m (8'6" x 6'4"): This is a double room with fitted wardrobe and Stira stairs attic access.

Bathroom 2.6m x 1.94m (8'6" x 6'4"): The bathroom includes wc, wash hand basin, bidet and bath with an overhead shower. With tiling to floor and walls.





Special Features & Services

- Extends to 108m² approximately.
- Gated car park with allocated parking space and visitor parking.
- uPvc double glazed windows.
- Intercom system.
- Gas fired central heating.
- Fitted alarm system.
- Extra high ceilings.
- Own front door.
- All kitchen appliances included.
- Lovely landscaped communal gardens.
- Balcony overlooking gardens and the canal.
- All blinds and light fittings included.
- Management fee €1,379 per annum (including refuse, insurance and maintenance of public areas).
- Within easy walking distance of hospital, shops, restaurants and the many leisure amenities of Naas town.
- Short drive to M7/N7 and commuter rail service in Sallins. Bus service just minutes from apartment.

BER BER D1, BER No. 106813611







NEGOTIATOR

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DIRECTIONS

From Main Street, turn right at Kalu, and continue on this road to the harbour, where you will see The Waterfront on your right.

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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