

# FOR SALE

## Two Bedroom Apartment

10c Garden Apartments, Osprey Complex, Naas, Co Kildare



### Location

Naas is the largest urban centre in County Kildare and is also the capital town of the county. Located in the greater Dublin Region the town has witnessed a dramatic increase in population over the past number of years and serves as an important commercial and services centre for the county. The past number of years has seen major infrastructural improvements in the town with road and transport links improving immensely. High street names within the town include Kalu, Boots Chemist, Lifestyle Sports and Mc Donald's. A facility developed by Kerry Group on a designated site in Naas has further enhanced the location with the creation of some 800 new jobs. The subject property is located within the Osprey Complex which incorporates a hotel, gym, crèche and residential apartments. The Osprey Complex is located off the Newbridge Road within a walking distance of the town centre and all its amenities.

### Description

The property comprises a ground floor own door two bedroom apartment presented in good condition throughout. The accommodation is arranged as entrance hall, living room/kitchen/dining room, two bedrooms with master ensuite and main bathroom. The bedrooms have fitted wardrobes along with tiling in the bathrooms, kitchen along with timber floor covering in the living and dining areas. There are a number of telephone and TV points in the property. The property enjoys the benefit of landscaped gardens to the front along with designated car parking. The property is heated with a electric heating system and has PVC double glazed windows throughout. The property is also fitted with an intruder alarm. Viewing of the property is highly recommended.

# FOR SALE

## Two Bedroom Apartment

10c Garden Apartments, Osprey Complex, Naas, Co Kildare



### Price

We are instructed to seek offers in the region of €140,000

### Service Charge

€848 p.a.

### Building Energy Rating

D1

### Viewing

By appointment only

### Further Information

Stephen Keeler

**Tel:** 045 856 604

**Mobile:** 085 717 1593

**Email:** [stephen@oneilandco.ie](mailto:stephen@oneilandco.ie)

Darac O'Neill

**Tel:** 045 856 604

**Mobile:** 087 965 6063

**Email:** [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

### DISCLAIMER

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co Ltd. 2016

### Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	89.42	962
<b>Total</b>	<b>89.42</b>	<b>962</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

# FOR SALE

## Two Bedroom Apartment

10c Garden Apartments, Osprey Complex, Naas, Co Kildare

