



SUPERB 2 BEDROOM GROUND FLOOR APARTMENT

**Apartment 16, Block B, The Beeches, Naas,
Co. Kildare, W91 DC43**

Guide Price: € 175,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**Apartment 16, Block B, The Beeches, Naas,
Co. Kildare, W91 DC43**

FEATURES:

- * Double glazed windows.
- * Designated carparking.
- * Intercom access.
- * Built in wardrobes in 2 bedrooms.
- * Security Alarm system.
- * Gas fired central heating.
- * Individual external storage room.

DESCRIPTION:

The Beeches is a residential development of 24 apartments built in 2003 in an excellent location on the Sallins Road less than a mile from Poplar Square in Naas and c. 1 mile from Sallins Train Station. No. 16 is a ground floor 2 bedroom apartment containing c. 58.4 sq.m. (c. 628 sq.ft.) of accommodation in good condition throughout with gas fired central heating, double glazed windows, security alarm system, intercom, built in wardrobes in 2 bedrooms, designated carparking and individual external storage room. There is a wealth of facilities within a short walk including Tesco, Boots, Argos, Aldi, Dunnes Stores, Banks and Post Office.

AMENITIES:

Naas offers some fine restaurants and pubs for a relaxing evening out. Local amenities include racing, tennis, soccer, athletics, rugby, horseriding, hockey, golf, GAA and Leisure Centres all close by.

ACCOMMODATION:

Entrance Hall

Kitchen/Dining/ Living Area	6.08m x 5.00m (19.95ft x 16.40ft)
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L-shaped, built in ground eye level presses, tiled and wooden floor, french doors, s.s. sink unit, plumbed, Zanussi electric oven, Zanussi electric hob, extractor unit, sandstone fireplace (fake fire).

Bedroom 1	3.82m x 2.90m (12.53ft x 9.51ft)
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Built in wardrobes

Bedroom 2	2.90m x 2.90m (9.51ft x 9.51ft)
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Built in wardrobes.

Bathroom

Bath with shower attachment, w.c., wh.b. , tiled floor and surround.

Hotpress

OUTSIDE:

Designated carparking, bin storage area, open space laid out in lawn and each apartment has its own individual storage unit.

INCLUSIONS:

Oven, hob, extractor, carpets, curtains, fridge, washing machine.

SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating

MANAGEMENT FEES:

€1,519.60 per annum

BER: C2

SOLICITOR:

Joynt & Crawford, 8 Anglesea Street,
Dublin 2.

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VIEWING STRICTLY BY APPOINTMENT



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