13 Monread Brook
Monread Avenue
Naas
County Kildare

- o Own Door Apartment
- o Newly Refurbished
- o 2 Double Bedrooms
- o Ample Parking
- o Communal Gardens

Accommodation

Description	Sq m (Sq ft)
Hall / Landing	5.9 sq. m (63.5 sq. ft)
Kitchen / Living / Dining	33.8 sq. m (363.8 sq. ft)
Bedroom 1	14.98 sq. m (161.2 sq. ft)
Bedroom 2	9.43 sq. m (101.5 sq. ft)
Bathroom	3.76 sq. m (40.5 sq. ft)
Total	**67.87 sq. m (730.5 sq. ft)**

Rates & Services

Rateable Valuation	Annual Service Charge	BER
N/A	€750 approx.	BER D2

Price

We are instructed to seek offers in the region of €190,000

Viewing

By appointment only

Location

The subject property is located in the Monread Brook development, a mature private residential development of apartments close to Naas town centre with easy access to the Sallins Road, and only a short drive from the N7. The Train Station in Sallins is also in close proximity with a feeder bus passing through the area. The property is positioned within a short distance of a number of amenities such as schools, shops & supermarkets, butchers, pubs, leisure centres, crèches and cafes.

Description

The property comprises a first floor, own-door apartment presented in immaculate condition throughout. The present owners have maintained the property to a high standard and have enhanced the property recently. The accommodation is arranged as entrance hall, living / dining room and kitchen, with two bedrooms and a bathroom. The bedrooms have fitted wardrobes with timber floor coverings, along with tiling in the bathroom and kitchen. There are landscaped gardens surrounding the property along with communal parking and side access. The property is heated with electric central heating. Viewing is highly recommended.

For further information contact:

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