

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
O'Reilly



2 The Court,
Racecourse Gate,
Naas,
Co. Kildare,
W91 HF6R.

BER A2

sherryfitz.ie

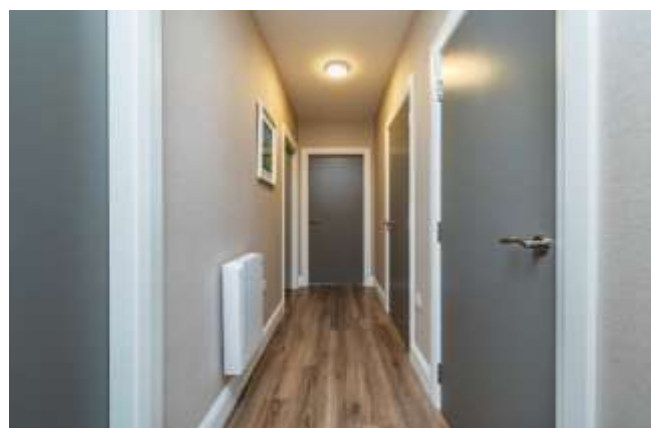


Sherry FitzGerald O'Reilly are thrilled to welcome you to number 2 The Court, Racecourse Gate, an exceptional 2 bedroomed ground floor apartment in this highly sought after development beside the gallops of Naas Racecourse on the Dublin Road, Naas.

Built in 2025, this former show apartment offers turn-key luxury with stylish, sun-drenched interiors and exceptionally spacious living. Impeccably finished with high-end fixtures and fittings, this home boasts a superb A energy rating for maximum efficiency. Set within a beautifully landscaped and flawlessly maintained development, it offers modern comfort at its finest.

Ideally situated in a prime location on the Dublin Road, this home offers the ultimate in convenience. It is a short walk into the vibrant heart of Naas, with its array of boutiques, restaurants, bars, cafés, and schools. Close by are Monread Park, the local leisure centre, cinema, and crèche. Racing enthusiasts will appreciate having Naas Racecourse right on their doorstep, with Punchestown just minutes away. Commuters are seamlessly connected with a two-minute drive to the M7/N7 motorway and the Sallins commuter train station only five minutes away.

The superb accommodation in this lovely home briefly comprises hallway, living/kitchen/dining room, utility room, plant room, 2 double bedrooms (one with en-suite), bathroom and patio outside.



Accommodation

Hallway The hallway is floored in Kronopol Platinum water resistant laminate flooring which continues through to the bedrooms and living area.

Plant Room 3m x 2.02m (9'10" x 6'8"): Located off the hallway, it houses the heat pump. It includes a tile floor and lots of shelving.

Living room/Kitchen/Dining Area 7.92m x 4.03m (26' x 13'3"): This is a stunning light filled space of dual aspect. Facing south, it enjoys sun throughout the day. The walls are covered in a sumptuous textured wallpaper, while the floor underfoot is laid with a quality laminate in the Living area and porcelain tile in the Kitchen. A glazed door leads to the patio outside. The kitchen is fitted with quality Shaker style cabinets and drawers with a contemporary metro tile splashback and a ceramic sink. Included are top grade appliances - Bosch oven, microwave, dishwasher, fridge freezer and ceramic hob.

Utility Room 1.91m x 1.07m (6'3" x 3'6"): The utility houses the Ventaxia ventilation system. It is plumbed for a washing machine and has a tiled floor.

Bedroom 1 4.6m x 3.95m (15'1" x 13'): This is a very spacious double bedroom with quality fitted wardrobes and wonderful feature wallpaper.

En-Suite 1.87m x 1.87m (6'2" x 6'2"): The en-suite offers beautiful tiling to the floor and surrounds, combined with a stylish suite of corner shower, low profile wc, vanity with basin, Led mirror and a heated towel rail.

Bedroom 2 4.6m x 2.95m (15'1" x 9'8"): Bedroom 2 is a generous double room with laminate oak floor, sophisticated wallpaper and fitted wardrobe.

Bathroom 2.15m x 1.67m (7'1" x 5'6"): The contemporary bathroom includes a stylish suite of close coupled wc, vanity unit, heated towel rail and bath with shower and screen. With attractive marble effect tiling to floor and surrounds.

Outside

The living room opens directly onto a sun trap patio which overlooks the green area.





Special Features & Services

- Built 2025.
- Stunning A rated property.
- Extends to a comfortable 86.5m² approximately of accommodation.
- Ground floor property.
- South facing apartment, ensuring a sunny aspect throughout the day.
- Sun trap patio off the Living area, overlooking green area.
- High-performance double-glazed windows by Munster Joinery.
- Energy efficient A rated water heating system.
- Mechanical heat recovery ventilation system.
- High-quality fixtures, fittings, tiling and flooring.
- Reinforced fittings and 3-point locking to external windows and doors.
- Intercom system.
- Covered by a 10-year Homebond Structural Guarantee.
- Constructed using an insulated A2 rated concrete structure with brick and rendered block outer leaf.
- Quality curtains, blinds and light fittings included.
- Allocated parking space and lots of visitor spaces.
- Management fee €1,750 pa to include grounds and internal communal area maintenance, waste disposal and sinking fund.
- A short walk to the centre of Naas town with its array of boutiques, restaurants, bars, Theatre, Hospital and sporting facilities.
- Easy access to Junction 9 of the N7/M7.
- Beside bus route for 126 bus to Dublin city centre, UCD and DCU.
- A short drive to the train station in Sallins with trains to Heuston and Connolly Stations.

BER BER A2, BER No. 118284066





NEGOTIATOR

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DIRECTIONS

From Main Street, take the Dublin Road until you reach the junction to Naas Racecourse. Take the right turn and take the next left into Racecourse Gate. Continue left, go straight and follow the road until you reach the apartment building.

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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