

REA

T&J Gavigan

PRSA No. 00 - 1249



2 BEDROOM, SECOND FLOOR APARTMENT c. 67 m² / 721 ft²

FOR SALE BY PRIVATE TREATY

**30 Hampton Rise
Mill Lane
Navan
Co. Meath**

ASKING PRICE: €150,000



DESCRIPTION

The property is a spacious 2 bedroom apartment located on the second floor of a 5 storey apartment complex. Presented in excellent condition, the accommodation comprises of entrance hallway, 2 bedrooms (1 double and 1 single), bathroom, utility, storage, large open plan kitchen/dining/living area and a large balcony overlooking an open car parking. Communal external deck to the front overlooks greenery to the rear. Wooden flooring throughout the apartment with fully tiled bathroom. Early viewing highly recommended.

LOCATION

The property is located off Flower Hill to the north side of Navan Town and to the north side of the Blackwater River in very close proximity to Navan Town Centre. It is located at the end of Mill Lane in a development of 37 residential units and 5 commercial ground floor units split over 2 blocks serviced by a central elevator.

FEATURES

- Extending to c. 67 sq. m. / 721 sq. ft.
- Electric gate with coded access
- Intercom System
- Very central location
- Serviced by an elevator
- Only few minutes` walk to Navan Town Centre
- Allocated car park space in the secure underground car park
- **Property is being sold as is with tenant in situ**

SERVICES

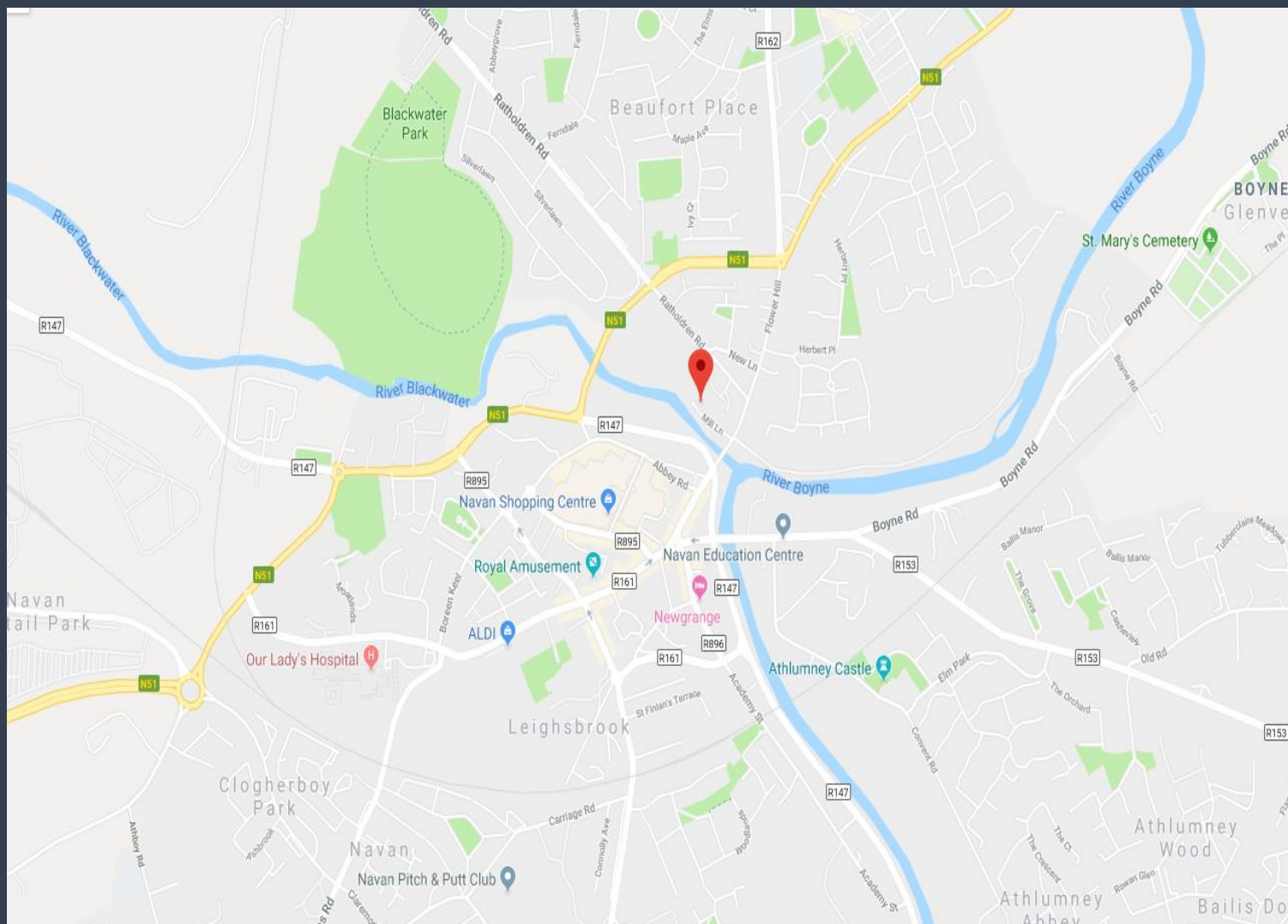
Water: Mains

Sewage: Mains

Heating: Electric Storage Heating

Management Fees: €1,189.37 per annum
(Comer Property Management 045 – 906 906)





ASKING PRICE

€150,000

CONTACT NEGOTIATOR

REA T&J Gavigan
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E: navan@reatjgavigan.ie
W: www.reatjgavigan.ie

BER INFORMATION

BER: C2
BER No.: 101788602
Energy Performance Indicator: 191.89 kWh/m²/yr

DIRECTIONS

From Dublin, travel the M3 Motorway exiting at junction 8 (Navan South). At the roundabout take the first exit and continue straight through 3 sets of traffic lights. At the fourth set of traffic lights turn right and go over the bridge. Take a first turn left (after Marini restaurant) and the apartment is located in the last block on the right hand side.

VIEWING

Please contact us to arrange an appointment.
046 90 23232 or email navan@reatjgavigan.ie

VIEWING HIGHLY RECOMMENDED!

Conditions to be noted:

The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.



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