

# For Sale

Asking Price: €550,000

**Sherry  
FitzGerald**  
O'Reilly



673 The Garden Courtyard,  
The K Club,  
Straffan,  
Co. Kildare,  
W23 XC42

[sherryfitz.ie](http://sherryfitz.ie)

**BER** C1





Sherry FitzGerald O'Reilly are delighted to bring 673 The Garden Courtyard to the market. This is a unique property located on the grounds of the world renowned K Club. Number 673 is only a minutes walk from the Hotel and Leisure Centre and a few minutes from two of the finest golf courses in Ireland, the Palmer North Course and the Palmer South Course. The K Club Spa is undoubtedly one of the finest of its kind. There you can enjoy a myriad of treatments, blended together to create a totally sublime experience. Enjoy the swimming pool, fitness rooms, the very private Oak Suite & Ash Suite, where you can enjoy your own private sauna, steam room & Jacuzzi. The K Spa is the ideal venue for a workout in the spacious fully fitted gymnasium.



This is a beautifully presented 2 bedroomed first floor apartment situated in the original courtyard setting. The balcony offers picturesque views of the landscaped gardens.

The accommodation briefly comprises entrance hallway, living room, kitchen, bathroom and 2 double bedrooms (one en-suite).





## Accommodation

**Entrance Hallway** Bright welcoming hallway with polished wooden floor and storage unit.

**Living Room** 5.9m x 3.45m (19'4" x 11'4"): Beautifully decorated, this room has a wonderful, paved balcony that opens out offering unrivalled views of the courtyard. This is a bright spacious room with dining area and a carpet floor.

**Kitchen** 3m x 2.2m (9'10" x 7'3"): The kitchen has a range of fitted units to include hob, oven, fridge freezer and Zanussi washing machine. The floor is tiled and the walls are part tiled.

**Bathroom** 1.75m x 1.72m (5'9" x 5'8"): Stylish bathroom with bath,, wc, whb and shower (with fully tiled splashback and fitted door). Floor is fully tiled and walls are part tiled with decorative border.

**Bedroom 1** 4.2m x 2.7m (13'9" x 8'10"): Spacious bedroom with carpet floor and Siderobes.

**Bedroom 2** 4.2m x 2.77m (13'9" x 9'1"): This double bedroom has a large window providing lots of light. It has a carpet floor and built-in wardrobes.

**En-Suite** 3m x 2.4m (9'10" x 7'10"): The en-suite has a shower (with fitted door and tiled splashback), wc and whb. The floor is fully tiled and the walls are part tiled.







#### Special Features & Services

- Built circa 1997.
- Extends to 77m<sup>2</sup> approximately.
- Alarm?
- 2 Large double bedrooms.
- Double glazed windows.
- Gas fired central heating.
- One owner since constructed.
- Carpets, blinds and light fittings included.
- Landscaped courtyard setting.
- A short stroll to Straffan village.
- Superb location offering quiet setting.
- Management company fee €6,264 per annum approximately to include lighting and heating.

**BER** BER C1, BER No. 118662451









#### NEGOTIATOR

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#### DIRECTIONS

On entering The K Club through the main gate proceed along the main estate road and take left turn at sign for K Spa and Suite 673 is just opposite the entrance to the K Spa.

**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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