

GRIMES



2 BEDROOM TOP FLOOR APARTMENT
75 m² (807 ft²)

ASKING PRICE €162,000

FOR SALE BY PRIVATE TREATY

**APT 12 SEGRAVE SQUARE
CASTLE STREET
ASHBOURNE
CO. MEATH
A84 FC03**



DESCRIPTION

ATTENTION ALL BUYERS!!! Apartment 12 Segrave Square is a two bedroom top floor apartment of c. 75 m² (c. 807 sq ft) available to purchase in the exclusive development of Segrave Square. The apartment is presented in excellent condition throughout and will impress viewers.

This apartment is an ideal property whether you are a First Time Buyer, Downsizing or an Investor. The complex has only 39 apartments, with electric gates, centrally located in Ashbourne Town Centre all amenities within walking distance.

Accommodation includes entrance hallway, open plan living, kitchen & dining area. Two double bedrooms with master en-suite, family bathroom and large balcony area.

Viewing comes highly recommended with REA Grimes. For more information or to organise a viewing, please contact Lynn Lynagh REA Grimes on 01 835 0392 or email: lynn@reagrimes.ie

ACCOMODATION

Entrance Hallway:

7.279m x 1.338m / 2.573m x 0.973m

Entrance hallway through hardwood front door L shaped with window providing plenty of natural light

Open Plan: Living/Kitchen/Dining Room:

7.013m x 5.420m

Apartment is complete with modern cream fusion kitchen with worktop, includes extractor fan, fridge freezer, electric oven and electric hob, dishwasher. Kitchen floor and splash back area is tiled. Off kitchen area is storage area with washing machine, perfect for storage / utility area.

Large open plan living/dining area with balcony area off living room bright and spacious room.

Main Bathroom:

2.523m x 1.818m

Large family bathroom complete with W.C, W.h.b, bath with shower overhead, partially tiled complete with Sky light which provides plenty of light.

Bedroom 1:

4.949m x 2.701m

Master double bedroom with large modern built in wardrobes ivory doors with autumn beech carcass. Bedroom has large window area and en-suite.

En-suite: 2.406m x 1.225m complete with W.C, W.h.b and shower window provides ventilation.

Bedroom 2:

3.647m x 2.779m Double bedroom with modern built in wardrobes ivory doors with autumn beech carcass. Large window providing plenty of light

FEATURES

- Top floor -2nd floor modern apartment
- Within walking distance of Ashbourne, all amenities and facilities
- Designated private parking behind electric gates plus ample visitor parking
- Presented in excellent condition throughout
- Water softener system
- Solid wood floors
- Electric storage heating
- Exclusive small complex only 39 apartments
- Close to main Dublin bus route for commuters
- Management company: Bohan Hyland €1,914.76 per annum

BER INFORMATION

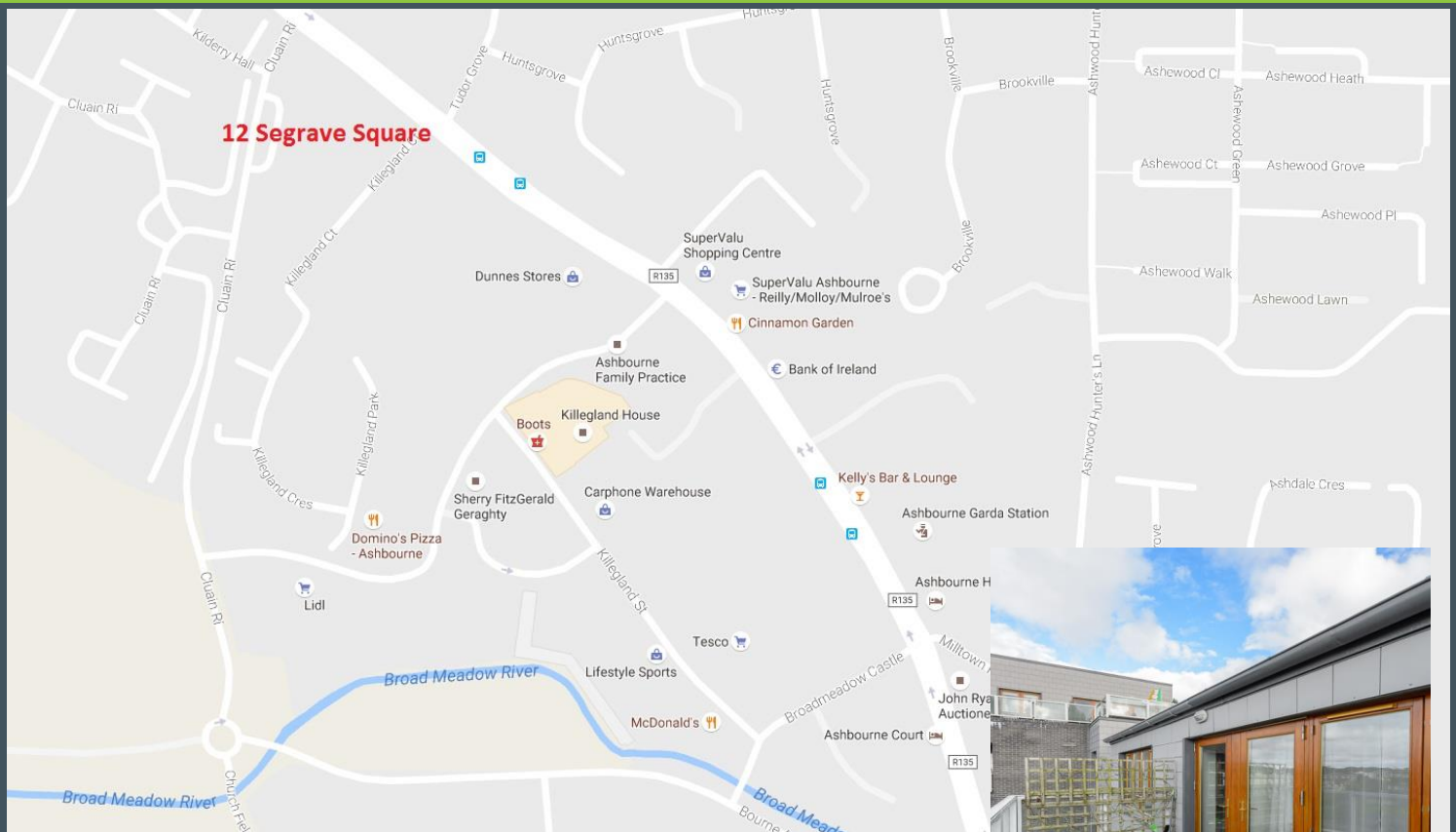
BER Information

BER: C2

BER No: 10972868

Energy Performance Indicator: 198.95 kWh/m²/yr





PRICE

ASKING PRICE: €162,000

VIEWING

Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's phone: 018350392 or email lynn@reagrimes.ie

VIEWING HIGHLY RECOMMENDED!

REA Grimes

Main Street, Ashbourne, Co Meath.

T: 01 835 03 92

F: 01 835 03 92

E: info@reagrimes.ie



Ireland's Biggest Property Website



DIRECTIONS

When traveling from Dublin drive through the village of Ashbourne passing Ashbourne House Hotel on the right, continue straight through the traffic lights at Dunne Stores and past Ashbourne Credit Union on the left hand side. Segrave Square is the next left turn (see the XL shop on the corner) and the entrance to the development is on the left hand side.

GPS Co Ordinates:

Latitude: 53.514007/ Longitude: -6.403557

Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

PSRA Licence No: 001417

REA | REAL ESTATE ALLIANCE.IE

Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lesseees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.