

## GRIMES



**2 BEDROOM TOP FLOOR APARTMENT**

**75 m<sup>2</sup> (807 ft<sup>2</sup>)**

**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 m<sup>2</sup> (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](mailto: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 -2<sup>nd</sup> 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

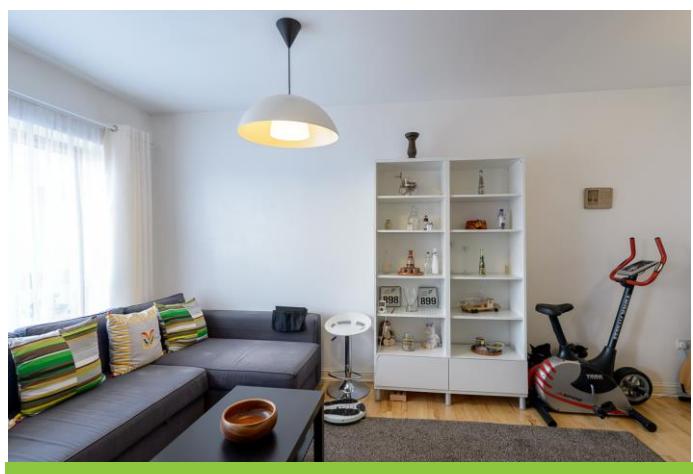
## BER INFORMATION

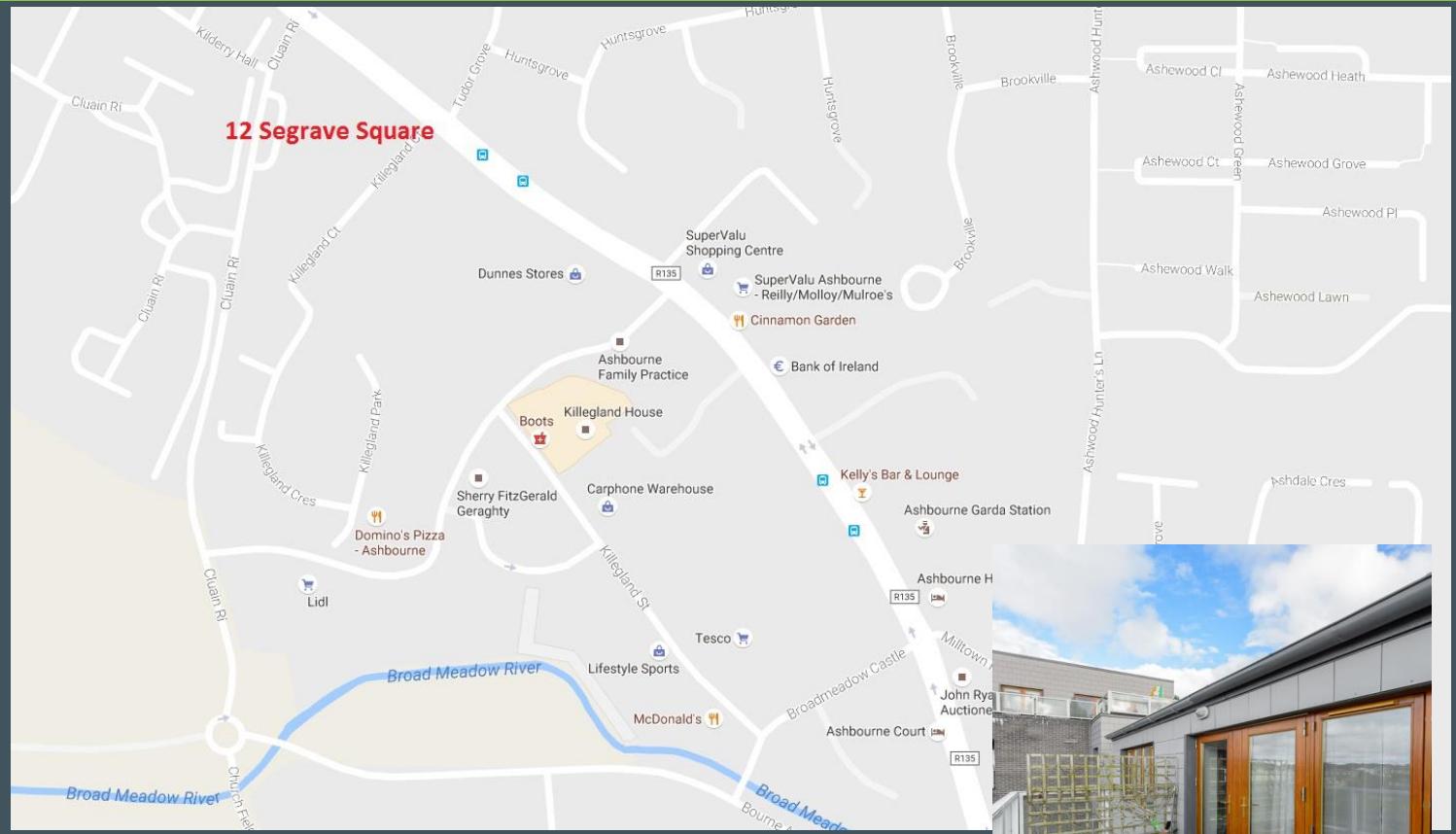
### BER Information

BER: C2

BER No: 10972868

Energy Performance Indicator: 198.95 kWh/m<sup>2</sup>/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



## 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  
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