

# For Sale

Asking Price: €275,000

Sherry  
FitzGerald  
O'Reilly



13 Kingspoint,  
Craddockstown Court,  
Naas,  
Co. Klidare,  
W91 W316.

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

BER B3



Sherry Fitzgerald O' Reilly are pleased to welcome you to 13 Kingspoint. This is a wonderfully bright and spacious 2 bedroomed apartment with triple aspect, located in the prestigious Kings Point development beside the picturesque Naas Lakes. Kingspoint is conveniently situated within a short walk of the vibrant Naas town centre with its many shops, boutiques, restaurants, bars and leisure facilities. Close by are lakeside walks, the Vista Centre and Naas General Hospital. It offers easy access to the M7/N7 motorway and the Arrow rail link in Sallins.

Number 13 is presented in excellent condition throughout. Viewing is highly recommended.

Accommodation in this superb apartment comprises entrance hall, living/dining room, kitchen, 2 double bedrooms (one with en-suite), and bathroom. 2 Balconies.



## Accommodation

**Entrance Hall** The hall is tiled in porcelain and has a hotpress off.

**Living/Dining Room** 4.44m x 4.4m (14'7" x 14'5"): This is a large, bright room with French doors to a very private decked balcony ( 4.41m x 1.16m) which looks over the gardens. Underfoot is a walnut laminate floor. With kitchen off.

**Kitchen** 2.35m x 2.14m (7'9" x 7'): The kitchen benefits from a large bay window ensuring the room is filled with light. It features a selection of high gloss cream cabinets with walnut detailing and is finished with a granite worktop and upstand. It has an undermount sink and includes a ceramic hob and oven, dishwasher, washing machine and fridge-freezer. With a porcelain tiled floor.

**Bathroom** .24m x 1.73m (.78'9" x 5'8"): This is a stylish bathroom with attractive decorative tiling to walls. It includes bath, wc and wash hand basin. With tiled floor.

**Bedroom 1** 3.53m x 3.53m (11'7" x 11'7"): This is a large double bedroom with French doors to a balcony ( 3.7m x 1.25m) , fitted wardrobes, tv point and both central and wall lighting.

**En-Suite** 1.73m x 1.71m (5'8" x 5'7"): The en-suite includes a wc, wash hand basin and corner shower unit. It has a tiled floor and surrounds and fitted shelving.

**Bedroom 2** 4.51m x 3.52m (14'10" x 11'7"): This is another double bedroom with quality fitted wardrobes and dressing table. It has a laminate walnut floor.





### Special Features & Services

- Extends to 69m<sup>2</sup> approximately.
- First floor apartment in this block of just 8 apartments.
- Natural gas central heating.
- Entry intercom system.
- Lift to all floors.
- Landscaped communal grounds and well-maintained communal areas.
- 2 generous balconies.
- Double glazed hardwood windows.
- All curtains, light fittings and fitted appliances included.
- Designated parking space and lots of visitor spaces.
- Management fee €1,600 approximately per annum including waste management, sinking fund, landscaping and maintenance.
- Within easy walking distance of Naas town centre, Hospital, shops, cafes and lakeside walks.
- Short drive to M7/N7 and Commuter rail service in Sallins.

**BER** BER B3, BER No. 106579394





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#### NEGOTIATOR

Catherine  
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#### DIRECTIONS

From Main Street Naas take the road towards Ballymore R445, taking the left at Swans on the Green and keeping the lakes on your left. Just after the lakes and before the roundabout is the left turn into Kingspoint.

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