



## SUPERB 2 BEDROOM GROUND FLOOR APARTMENT

Apartment 15, Block B, The Beeches, Naas,  
Co. Kildare, W91 E427

Guide Price: € 175,000



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**Apartment 15, Block B, The Beeches, Naas,  
Co. Kildare, W91 E427**

### FEATURES:

- \* Double glazed windows.
- \* Designated carparking.
- \* Ensuite main bedroom.
- \* Intercom access.
- \* Built in wardrobes in 2 bedrooms.
- \* Alarm.

### DESCRIPTION:

The Beeches is a modern development of 24 apartments built in 2003 in an excellent location on the Sallins Road less than a mile from Poplar Square in Naas and c. 1 mile from Sallins Train Station. No. 15 is a ground floor 2 bedroom apartment c. 54.4 sq.m. (586 sq.ft.) in good condition throughout with ensuite main bedroom, gas heating, double glazed windows, alarm, intercom, built in wardrobes in 2 bedrooms and designated carparking. There is a wealth of facilities within a short walk including Tesco, Boots, Argos, Aldi, Dunnes Stores, Banks and Post Office.

Commuters have the benefit of the M7/N7 access at Junction 9, c. 1 mile from the Sallins Train Station providing direct access to City Centre and Bus Route from the Town Centre.

### AMENITIES:

Naas offers some fine restaurants and pubs for a relaxing evening out. Local amenities include racing, tennis, soccer, athletics, rugby, horseriding, hockey, golf, GAA and Leisure Centres all closeby.

### ACCOMMODATION:

**Hallway** 2.95m x 1.40m (9.68ft x 4.59ft)

**Kitchen/Living** 5.67m x 4.73m (18.60ft x 15.52ft)

L-shaped, tiled and wooden floor, electric fireplace, built in ground and eye level presses, s.s. sink unit, extractor, tiled surround, recessed lights, plumbed, Zanussi electric oven and Zanussi electric hob

**Bedroom 1** 3.42m x 3.24m (11.22ft x 10.63ft)

with French doors and built in wardrobes

### En-Suite 1

w.c., w.h.b., shower, tiled floor and surround

**Bedroom 2** 2.84m x 2.77m (9.32ft x 9.09ft)

with built in wardrobes

### Hotpress

shelved with immersion

### Bathroom

w.c., w.h.b., bath with shower attachment, tiled floor and surround

### OUTSIDE:

Designated carparking, bin storage area, open space laid out in lawn and each apartment has its own individual storage unit.

### SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating

### INCLUSIONS:

### MANAGEMENT CHARGE:

€1,463 per annum

BER: C2

BER NO: 101669828

### SOLICITOR:

Joynt & Crawford,  
8 Anglesea Street  
Dublin 2.

### CONTACT:

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VIEWING STRICTLY BY APPOINTMENT



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