



## **SUPERB FIRST FLOOR 2 BEDROOM APARTMENT**

**Apartment 18, Abbey Manor, Newbridge, Roseberry, Co. Kildare, W12 KR12**

**GUIDE PRICE: € 250,000**



**PSRA Reg. No. 001536**

## Apartment 18, Abbey Manor, Newbridge, Roseberry, Co. Kildare, W12 KR12

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### FEATURES:

- \* Excellent sought after location close to town.
- \* Small development of 32 units.
- \* Private own door access.
- \* Front Overlooking green area.
- \* Communal garden.
- \* Significant storage space.
- \* Double glazed windows.
- \* Gas fired central heating.
- \* First floor 2 bedroom apartment.
- \* c. 786 sq.ft. (c. 73 sq.m.)
- \* Excellent educational, recreational and shopping facilities closeby.
- \* Excellent road and rail infrastructure with bus, motorway and rail.

### DESCRIPTION:

Abbey Manor is a modern residential development of houses and apartments built in c. 2006 laid out in a semi-circle overlooking a green area with ample carparking. This is a sought after location adjacent to Newbridge College and only a short walk to the Town Centre. Excellently located within walking distance of all amenities including schools, churches, banks, post office, pubs, restaurants and excellent shopping to include Penneys, TK Maxx, Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware with 75 retail outlets, foodcourt and cinema.

No. 18 is a superb first floor 2 bedroom apartment c. 786 sq.ft. (c. 73 sq.m.) of accommodation in excellent condition throughout with the benefit of gas fired central heating, 2 bedrooms, 2 bathrooms, double glazed windows and balcony.

Newbridge has the benefit of an excellent road and rail infrastructure with the bus route available from the Main Street, M7 Motorway access at Junction 10 and train service from town direct to City Centre either Grand Canal Dock or Heuston Station. Local amenities include rugby, soccer, hockey, basketball, swimming, canoeing, fishing, leisure centre, golf, horse riding and racing in the Curragh, Naas and Punchestown

### ACCOMMODATION:

Kitchen/Dining/Living 4.80m x 7.45m  
with tiled and oak floor, oak built in ground and eye level presses, 4 ring gas hob, Indesit electric oven, extractor, plumbed, Indesit integrated fridge/freezer, tiled surround, s.s. sink, patio door leading to balcony

Bedroom 1 3.70m x 3.70m  
with built in wardrobe

En-suite  
w.c., w.h.b., electric shower, tiled floor and surround

Bedroom 2 3.70m x 2.75m  
with built in wardrobe

Bathroom  
w.c., w.h.b., bath, electric shower, tiled floor and surround

### OUTSIDE:

Balcony to front, car parking, communal gardens

### SERVICES:

Electricity, mains water, mains sewer, gas fired central heating and alarm.

### INCLUSIONS:

Gas hob, electric oven, extractor, fridge/freezer, blinds and light fittings

### MANAGEMENT FEES:

€1,350 (Discounted to €1,150 with Direct Debit)

**BER:** C1

**BER NO:**

### CONTACT:

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