



SUPERB 1 BEDROOM TOWN CENTRE APARTMENT

7 The Maple, Priory Court, Kildare, Co. Kildare, R51 CX88

GUIDE PRICE: € 165,000



PSRA Reg. No. 001536

**7 The Maple, Priory Court, Kildare, Co.
Kildare, R51 CX88**

FEATURES:

- * Gas fired central heating.
- * Double glazed windows.
- * South facing balcony overlooking the green area.
- * Superb shopping, educational and recreational facilities closeby.
- * Kildare Retail Outlets
- * Good transportation links with train, bus and motorway.
- * Dual aspect.

DESCRIPTION:

Priory Court is a modern development of apartments laid out in 7 blocks with a large green area. Situated in an excellent central location in town only a short walk from the Square with superb pubs and restaurants on your doorstep. The town has the benefit of such retailers as Tesco, Lidl, Aldi and the Kildare Retail Outlet Village offering designer shopping at discounted prices. The apartment is a one bedroom second floor dual aspect apartment containing c. 775 sq.ft. (72 sq.m.) of accommodation with living room/kitchen, bedroom, bathroom and ensuite.

Commuters has the benefit of an excellent road and rail infrastructure closeby with the bus route available from the Square, M7 Motorway access at Junction 13 and train service from town direct to the City Centre, either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall : 2.85m x 1.45m

Living Room : 4.60m x 3.75m
Laminate floor, electric fire, fitted shelving and sliding door to balcony.

Kitchen : 2.90m x 4.60m
With shelving, laminate floor, gas burner, built-in ground and eye level presses, plumbed, s.s. sink unit, Electrolux electric oven, extractor, Electrolux ceramic hob, tiled surround and display cabinet.

Hotpress :
Shelved with immersion and plumbed.

Bedroom 1 : 4.55m x 3.70m
With range of built-in wardrobes.

En-suite :
Electric shower, w.c., w.h.b.,

Bathroom :
Bath with shower attachment, w.c., w.h.b.

Large Attic Space :
Attic access with folding stairs.

SERVICES:

Mains water, mains drainage, electricity, alarm, gas fired central heating.

MANAGEMENT FEES:

€ 1,286 PA

INCLUSIONS:

TBC

SOLICITOR:

Mark Bergin
D.R. Pigot & Company Solicitors, Zion Court,
Zion Church Grounds, Rathgar, Dublin 6.

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