



SUPERB FIRST FLOOR 2 BED APARTMENT

**Apartment 16, College Farm Woods, The Lane, College Farm, Newbridge, Co. Kildare,
W12 NW14**

GUIDE PRICE: € 220,000

BER C1



PSRA Reg. No. 001536

Apartment 16, College Farm Woods, The Lane, College Farm, Newbridge, Co. Kildare, W12 NW14

FEATURES:

- * High gloss fitted kitchen
- * PVC double glazed windows
- * Walnut doors
- * Laminate floors
- * First floor apartment
- * New energy efficient electric heating
- * Generous car parking
- * c. 750 sq.ft. of accommodation

DESCRIPTION:

The development is adjacent to Newbridge College and only a short walk from the town centre with banks, post office, pubs, restaurants and for the shopping enthusiast Penneys, T.K. Maxx, Dunnes Stores, Tesco's, D.I.D. Electric, Woodies, Newbridge Silverware, Lidl, Supervalu and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Commuters are well catered for with the benefit of a good road and rail infrastructure nearby with the M7 Motorway access at Junction 10, bus route available from the town and only a short walk from the train station providing a regular commuter service to the City Centre.

ACCOMMODATION:

Hallway: 4.87m x 1.44m
With laminate floor and storage closet.

Hotpress:
Shelved with immersion.

Sitting Room: 5.05m x 3.96m
Stone facing chimney with electric fire.

Kitchen: 2.93m x 2.85m
Porcelain tiled floor, high gloss built-in ground and eye level units, Zanussi electric oven, Bosch ceramic hob, Samsung fridge/freezer, s.s. sink unit, Zanussi washing machine, extractor.

Bedroom 1: 3.33m x 2.96m
Laminate floor, freestanding wardrobe, doors to balcony.

Bedroom 2: 3.22m x 3.30m
Laminate floor, freestanding wardrobe and door to balcony.

Walk-in Wardrobe/Closet:
With tiled floor.

Bathroom:
w.c, w.h.b, bath, and separate shower.

OUTSIDE:

Generous car parking and open space to front.

SERVICES:

Mains water, mains drainage, new electric energy efficient heating.

INCLUSIONS:

Zanussi oven, Bosch hob, Samsung fridge/freezer, Zanussi washing machine, wardrobes in 2 bedrooms, blinds and curtains.

SOLICITOR:

TBC

MANAGEMENT FEES:

€1,975 per annum.

BER: C1

BER NO: 103694741

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