



SUPERB GROUND FLOOR 2 BED APARTMENT

APARTMENT 25, BLOCK D, OAK GLADE HALL, NAAS, CO. KILDARE, W91 X560

GUIDE PRICE: € 225,000



PSRA Reg. No. 001536

**Apartment 25, Block D, Oak Glade Hall,
Naas, Co. Kildare, W91 X560**

FEATURES:

- * PVC double glazed windows
- * Electric heating
- * Carparking
- * Private development with electric gates
- * Landscaped open area
- * c. 69 sq.m. / c. 740 sq.ft. of accommodation
- * 2 bedrooms, 2 bathrooms
- * Kitchen, dining & living area
- * Excellent location

DESCRIPTION:

Oakglade Hall is a modern residential development of 56 apartments in 7 blocks set behind electric gates with landscaped open areas and carparking. Situated in an excellent central location only a short walk from the Main Street, shops, pubs, restaurants, banks, adjacent to a Centra convenience, pharmacy and Ballycane Church. The apartment contains c. 740 sq.ft. (c. 69 sq.m.) of accommodation with 2 bedrooms, living room, kitchen/dining room, bathroom, ensuite with the benefit of PVC double glazed windows and electric heating.

AMENITIES:

Naas offers a wealth of shopping with Tesco's, Harvey Norman, Boots, Powercity, Lidl, Aldi, Currys, B & Q, Woodies, Dunnes Stores and Argos, to name but a few. Local amenities include GAA, rugby, soccer, tennis, hockey, basketball, athletics, leisure centres, swimming, horse riding, golf and horseracing in Naas, Punchestown and The Curragh.

ACCOMMODATION:

Entrance Hall: 4.67m x 1.60m
With maple floor.

Sitting/Kitchen/Dining: 6.62m x 4.85m
built in ground and eye level presses, shelving,
electric oven, electric hob, extractor, plumbed, s.s.
sink unit, fridge, washing machine, maple floor
throughout and French doors.

Bedroom 1: 4.90m x 2.90m
With wardrobe area.

En-Suite:
Shower, w.c., w.h.b.

Bedroom 2: 2.93m x 3.27m
Wardrobe area.

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

Hotpress:
Shelved with immersion.

Store Press:

TRANSPORT:

Commuters have the benefit of an excellent road and rail infrastructure with the bus route from the Main Street, commuter rail service from Sallins Station direct to Heuston Station or Grand Canal Dock, M7/N7 access providing speedy access to the City only 20 minutes from the M50.

OUTSIDE:

Accessed via electric gates to a semi-circle of 7 blocks looking out onto a landscaped open area with ample carparking.

SERVICES:

Mains water, mains drainage, electricity and electric heating.

MANAGEMENT CHARGES:

€1,225 per annum.

INCLUSIONS:

Carpets, curtains, oven, hob, extractor, washing machine and fridge.

SOLICITOR:

Osborne Morrin Denieffe (OMD)
Abbey Moate House,
Naas,
Co. Kildare
W91 NN9V

BER: D2

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