



**EXCEPTIONALLY SPACIOUS LUXURY FIRST FLOOR APARTMENT  
IN SOUGHT AFTER LOCATION**

**Apartment 32, Waters Edge, Naas, Oldtown Demesne, Co. Kildare, W91 PF63**

**GUIDE PRICE: € 270,000**



**PSRA Reg. No. 001536**



**Apartment 32, Waters Edge, Naas, Oldtown  
Demesne, Co. Kildare, W91 PF63**

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**FEATURES:**

- \* Exceptionally spacious apartment extending to c. 91 sq.m. / c. 980 sq.ft.
- \* PVC double glazed windows
- \* Gas fired central heating
- \* Alarm
- \* Broadband
- \* Overlooking playing fields
- \* Designated parking
- \* Within easy walk of Sallins Train Station and all local amenities that both Naas and Sallins have to offer including Shops, Pubs and Restaurants

**DESCRIPTION:**

No. 32 is an exceptionally spacious 2 bedroom first floor apartment presented in superb condition throughout. It extends to approx. 91 sq.m./980 sq.ft and is located in a modern desirable development of Oldtown Demesne. It is within a short walk of Naas Town Centre with its many shops, restaurants, bars, hospital, theatre and sporting facilities. Accommodation comprises Entrance Hall, Kitchen/Living/Diningroom, 2 Double Bedrooms (one En-Suite) and Main Bathroom.

Naas offers a wealth of facilities on your doorstep with restaurants, pubs, shops, schools and retailers such as Tesco, Boots, Lidl, Aldi, Dunnes Stores, B&Q, Currys, Harvey Norman, Argos, Woodies, Powercity to name but a few.

The Town has the benefit of an excellent transportation network with bus route, train service from Sallins Station direct to Heuston station or Grand Canal Dock and N7 3 lane carriageway to Dublin. There are also a host of major employers locally including the Kerry Foods Facility in Millennium Park and Citywest, Parkwest and Greenogue business campuses are all within an easy drive.

**ACCOMMODATION:**

Hallway : 4.80m x 1.95m  
tiled floor

Kitchen/Dining/Living Area : 6.40m x 5.80m  
Fireplace, oak floor and tiled, high gloss built in ground and eye level presses, granite worktop and splashback, plumbed for dishwasher, Indesit washer/dryer, integrated fridge/freezer, ceramic hob, Zanussi electric oven, extractor.

Bedroom 1 : 4.2m x 2.7m  
oak floor, built in wardrobe

En-suite :  
w.c., vanity w.h.b., heated towel rail, fully tiled presses

Bedroom 2 : 3.70m x 3.55m  
oak floor, double built in wardrobe, access to bathroom

Bathroom :  
fully tiled, w.c., vanity w.h.b., bath with shower attachment, heated towel rail

Hotpress :  
shelved with immersion

**OUTSIDE:**

Designated car park space.

**SERVICES:**

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

**MANAGEMENT FEE:**

€1,600 per annum.

**INCLUSIONS:**

Blinds, lights and kitchen appliances.

**SOLICITOR:**

Bolger, White, Egan & Flanagan  
8 Lismard Court, Portlaoise, Co. Laois.

**BER: C1**

**BER NO: 111851812**

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