



SUPERB SPACIOUS 2 BED DUPLEX APARTMENT WITH ROOF GARDEN

4C Garden Apartments, The Osprey, Devoy Quarter, Naas, Co. Kildare

GUIDE PRICE: € 275,000



PSRA Reg. No. 001536

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FEATURES:

- * 2 designated parking spaces
- * Balcony off living room
- * Gated development
- * Very large roof garden
- * Own door apartment
- * In superb condition throughout
- * Approx 86 sq.m. of spacious accommodation

DESCRIPTION:

This superb spacious (c. 86 sq.m./926 sq.ft.) duplex apartment with roof garden is situated in a sought-after location within walking distance of Town Centre with a wide selection of restaurants, pubs and boutiques to choose from with the Osprey Spa and Leisure Centre across the road. The property would make an ideal home with its bright and spacious living area, large bedrooms and outside space including balcony and roof garden. The M7 Motorway access is closeby at Junctions 9 & 9A. There is a commuter rail service from Sallins Station within a short drive providing easy access to both Heuston Station and Grand Canal Dock and a bus route on the Newbridge Road. The property benefits from double glazed windows and 2 designated parking spaces and the complex is accessed via electric gates.

Naas has many boutiques, bars, restaurants, shops, schools, theatre, cinema, all on your doorstep. K Leisure is also 500 metres away with a playground, gym, pool, astro pitches, hockey club, soccer club and athletics. Other activities in the area include horse riding, GAA, rugby, tennis, swimming, basketball, leisure centres and racing in Naas, The Curragh and Punchestown. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hall :
Tiled floor, coving, understairs storage.

Sitting Room : 4.35m x 6.60m
Semi-solid floor, recessed lights, coving, french doors to balcony.

Kitchen/Dining : 4.70m x 3.00m
Tiled floor, tiled surround, coving, built-in ground and eye level units, plumbed, stainless steel sink, electric oven, hob, extractor.

Bedroom 1 : 3.25m x 3.25m
Double built in-wardrobes.

En-Suite :
Fully tiled, w.c., w.h.b., shower.

Bedroom 2 : 4.70m x 3.10m
Range of built-in wardrobes.

Bathroom :
Fully tiled, w.c., w.h.b., bath with shower attachment.

Hotpress :
Shelved with immersion.

OUTSIDE:

Large roof garden, 2 designated carparking spaces.

SERVICES:

Mains water, mains sewerage, electricity, broadband.

MANAGEMENT CHARGE:

€1,375 Per Annum

INCLUSIONS:

TBC

SOLICITOR:

Burns Nowlan | 31 Main Street, Newbridge, Co. Kildare

BER: C2

BER NO: 117111559

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