










A spacious two bedroom apartment extending to 68.9 sqm, located on the second floor and is well presented throughout.

Set in a first class complex Academy Square and nicely positioned in the development overlooking the River Boyne.

# 101 Academy Square Navan Co. Meath, C15 YY53

 742.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

This property benefits from gas heating and private parking. This sought after location is ideal for first time buyers and investors.

It is positioned walking distance to Navan Town Centre and is ideally located close to the Bus Stop for those wishes to avail of the regular daily bus service to Dublin City.

Accommodation includes Entrance Hall, Kitchen / Living, Utility press, 2 Bedrooms (Main Ensuite) and Shower Room.

## FIXTURES & FITTINGS

All carpets, blinds, light fittings and appliances are included in the sale.

## FEATURES

- Large spacious modern apartment
- Gas central heating
- Private balcony
- Modern town centre development
- Attractive cobblelock external areas
- Secure parking - 1 space included

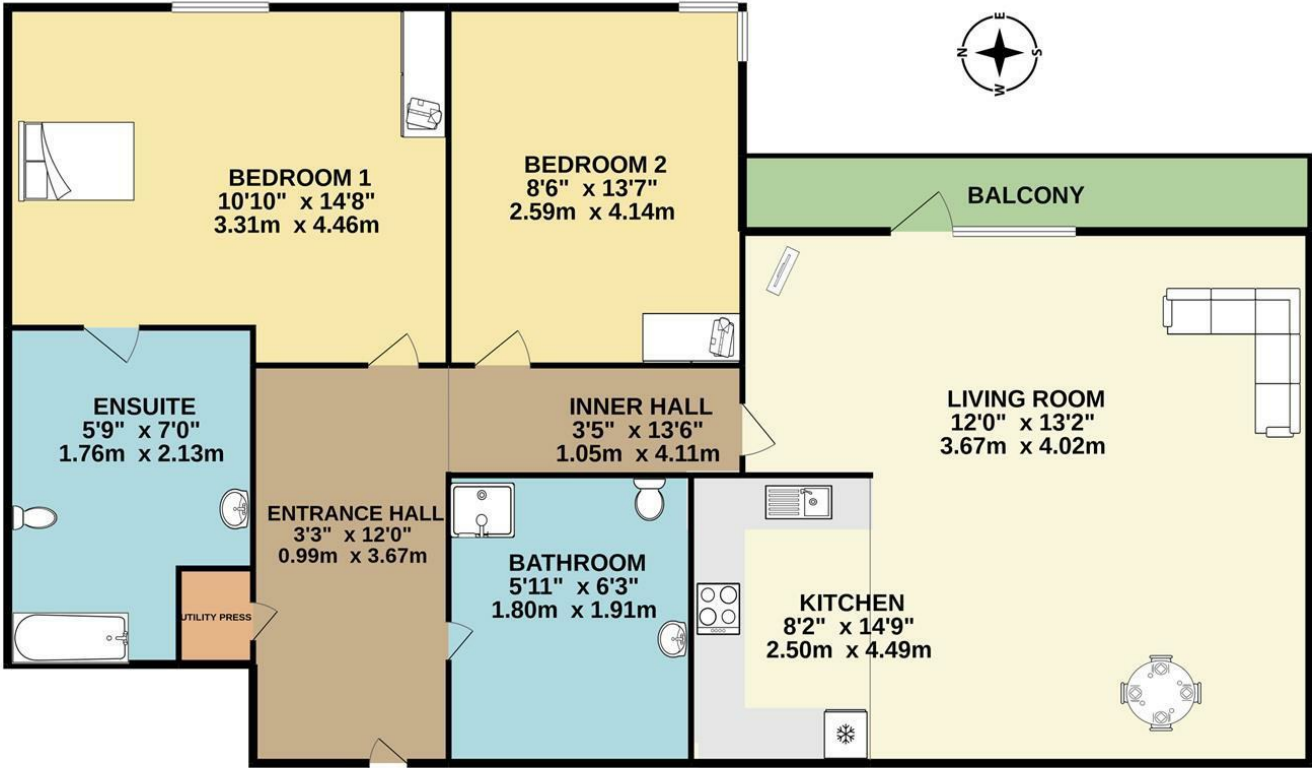
## DIRECTIONS

From Dublin travel on the M3 into Navan Town. Exit at Junction 8. At the roundabout take the first left towards Navan. Go straight at the traffic light and take the first left onto Academy Street. Academy Square is located on the right hand side. No 101 is located on the left hand side.





GROUND FLOOR



TOTAL FLOOR AREA : 742sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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