




Raymond
Potterton

8 Distillery Quay, Navan, Co. Meath, C15 E952

€235,000


BER B2





Raymond Potterton Auctioneers are delighted to present this impressive two-bedroom apartment to the market, ideally situated within the highly sought-after Distillery Quay development overlooking the River Blackwater in Navan Town Centre.



8 Distillery Quay, Navan, Co. Meath, C15 E952

 915.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

Extending to approximately 85 sq.m. (915 sq.ft.), this spacious apartment is presented in excellent condition throughout and enjoys a desirable south-facing aspect with stunning views over the river.

A standout feature of the property is the benefit of two private balconies, providing the perfect space to relax and enjoy the picturesque surroundings.

The property further benefits from secure underground parking, lift access and well-maintained communal areas.

Distillery Quay is a mature and established development located within a short walk of Navan Town Centre and all local amenities including shops, restaurants, cafés, schools and leisure facilities.

The property also enjoys excellent connectivity with easy access to the M3 Motorway and regular public transport services to Dublin City Centre.

This superb apartment offers an excellent opportunity for first-time buyers, investors and those seeking a spacious and conveniently located home in a prime riverside setting.

The accommodation briefly comprises an entrance hallway, a bright and spacious open-plan living/dining area with balcony access, a fully fitted kitchen, two generous double bedrooms including a master bedroom with private balcony en-suite, and a main bathroom.

Early viewing is highly recommended.





FIXTURES & FITTINGS

All flooring, light fitting, curtains, blinds and appliances are included in the sale



ACCOMMODATION

Entrance Hall

With wooden flooring.

Lounge

17'8" x 16'0"

With carpet, access to balcony.

Kitchen

9'10" x 8'10"

With wood flooring, fully fitted kitchen.

Bedroom 1

14'9" x 11'9"

With carpet, built in wardrobes. Access to balcony.

Ensuite

7'6" x 6'2"

With tiled flooring, w.c., w.h.b. and shower with tiled walls.

Bedroom 2

13'1" x 10'5"

With carpet, built in wardrobes.

Bathroom

9'2" x 6'10"

With tiled flooring, w.c., w.h.b. and bath with tiled walls.

FEATURES

- Spacious two-bedroom apartment extending to c. 85 sq.m. (915 sq.ft.)
- Prime riverside location overlooking the River Blackwater
- South-facing aspect
- Two private balconies
- Master bedroom with en-suite
- Secure underground parking
- Lift access
- Walking distance to Navan Town Centre
- Excellent commuter access to Dublin via the M3 Motorway
- B2 BER Rating
- Management Fee: Approx. €2,500 per annum

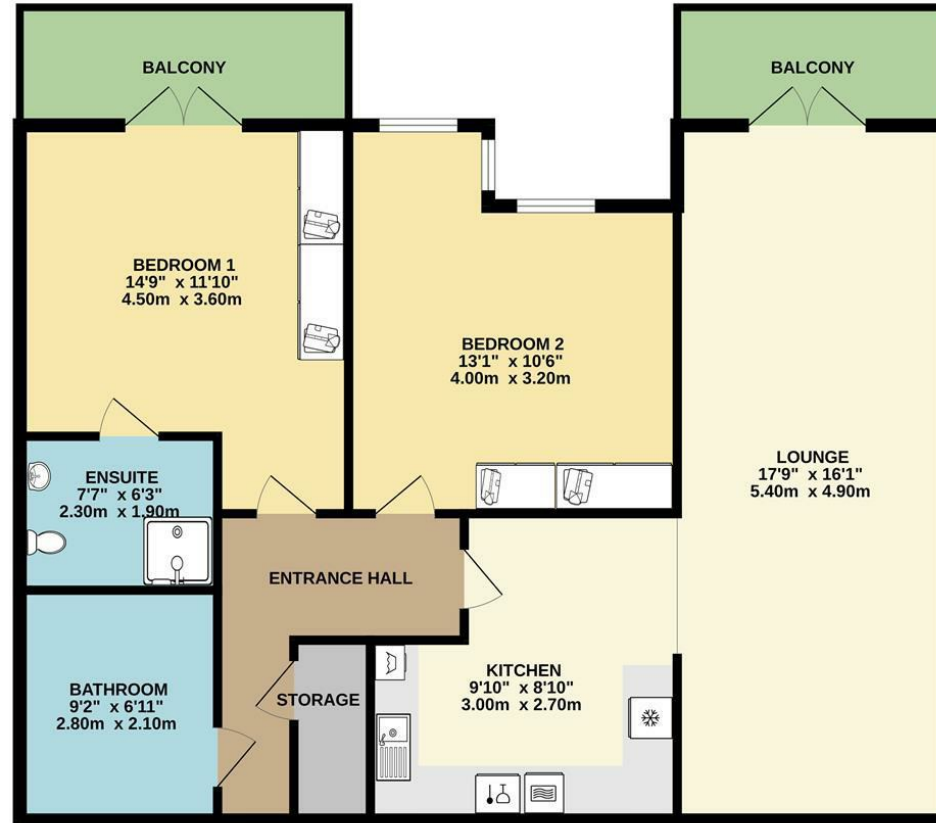
DIRECTIONS

EIRCODE: C15 E952



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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