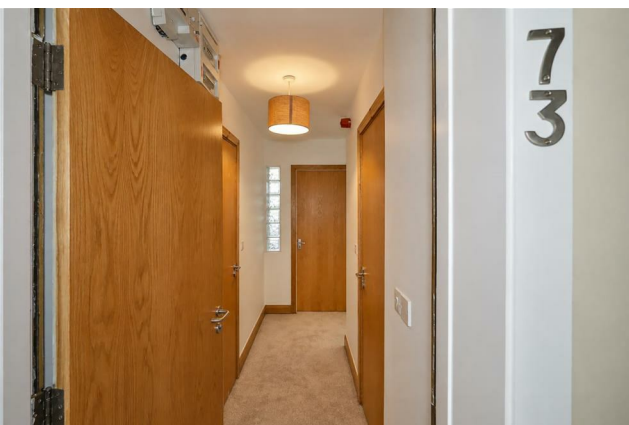


No. 73





No. 73 is a spacious, well-proportioned two bedroom fourth floor apartment extending to approximately 66 sq.m., superbly positioned within the popular Academy Square development overlooking River Boyne and within walking distance of Navan Town Centre.

73 Academy Square, Navan, Co. Meath C15 A597

 710.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

The property is presented in good condition throughout with bright, well-laid-out accommodation. The spacious open-plan kitchen, dining and living area benefits from excellent natural light and access to a private balcony enjoying an attractive leafy outlook towards the River Boyne. There are two generously sized bedrooms, with the main bedroom benefiting from an ensuite, together with a separate main bathroom.

Academy Square enjoys a highly convenient location within walking distance of Navan Town Centre, with shops, cafés, restaurants and everyday amenities close at hand. Regular daily bus services to Dublin City are also available nearby, making the property particularly convenient for commuters.

Accommodation includes Entrance Hall, Kitchen/Dining/Living Room, Hotpress, Two Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Spacious modern apartment
- Gas fired central heating
- Private balcony overlooking the River Boyne
- Modern town centre development
- Attractive common area to the front
- Allocated underground parking
- Management Fees c. €2970 per annum
- Walking distance to Navan Town Centre





FIXTURES & FITTINGS

The property will be sold as seen.

ACCOMMODATION

Entrance Hall

21'5" x 2'11"

With wooden flooring and hotpress.

Kitchen/Dining/Living Room

22'3" x 13'3"

Dining/Living Room: With wooden flooring, TV point and door to balcony.

Kitchen: With tiled flooring, built in wall to floor units, laminate worktop, oven, hob, extractor fan, integrated dishwasher and fridge freezer.

Bedroom 1

13'2" x 10'6"

With wooden flooring and built in wardrobe.

Ensuite

6'7" x 5'4"

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

Bedroom 2

13'2" x 8'1"

With wooden flooring and built in wardrobe.

Bathroom

5'9" x 5'6"

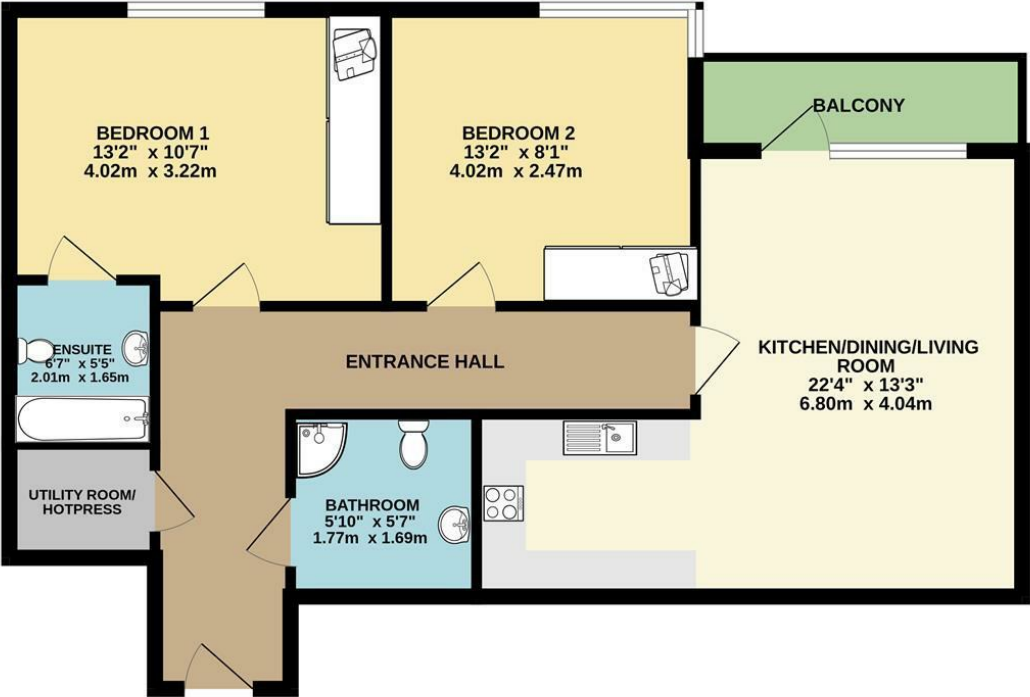
With tiled flooring, shower, w.h.b and w.c.

DIRECTIONS

EIRCODE: C15 A597



FLOOR PLAN



TOTAL FLOOR AREA : 710sq.ft. (66.0 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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