

Raymond Potterton

10 Bective House, Navan, Co. Meath, C15 PN59

€235,000

BER B3









Raymond Potterton are delighted to present 10 Bective House, Beaufort Place, an attractive and exceptionally well-presented two-bedroom first floor apartment extending to approximately 71 sq.m. (764 sq.ft.), ideally located in this mature and highly regarded residential development within walking distance of Navan Town Centre.

10 Bective House, Navan, Co. Meath, C15 PN59

764.00 sq ft | 2 Bedrooms | 2 Bathrooms

INTRODUCTION

Presented in very good condition throughout, this bright and spacious apartment offers well-proportioned accommodation with an excellent layout, making it an ideal choice for first-time buyers, those wishing to downsize or investors alike.

The property also benefits from an excellent B3 BER rating, offering potential purchasers the opportunity to avail of Green Mortgage rates, subject to individual lender criteria.

The accommodation comprises of a welcoming entrance hall leading to an impressive open-plan kitchen, dining and living area. This generously proportioned room is flooded with natural light creating a bright and inviting living space.

The well-appointed fitted kitchen boasts contemporary cream units, ample countertop space and integrated cooking appliances, providing an ideal setting for modern everyday living.

The property further comprises two generously proportioned bedrooms, both fitted with wardrobes. The spacious main bedroom benefits from a private ensuite shower room and French doors opening directly onto a private balcony. A well-appointed main bathroom completes the accommodation.

A standout feature of the property is its private balcony, offering a pleasant outdoor space with an elevated outlook over the surrounding residential area.

The apartment also enjoys a convenient setting within this established development, close to landscaped green areas and recreational facilities.

Beaufort Place enjoys an excellent location within easy walking distance of Navan Town Centre, Blackcastle Shopping Centre and a wide range of shops, schools, cafés, restaurants and recreational amenities.

Local bus stops are also within walking distance, while the nearby M3 motorway provides excellent connectivity to Dublin and surrounding areas.













FIXTURES & FITTINGS

The property will be sold as seen.

FEATURES

- Spacious first floor apartment extending to approximately 71 sq.m
- Bright and spacious open-plan kitchen, dining and living accommodation
- Presented in very good condition throughout
- Excellent B3 BER rating – potential to qualify for Green Mortgage rates
- Spacious main bedroom with fitted wardrobes ensuite
- Private balcony accessed through French doors from the main bedroom
- Annual management fees of approximately €1,756
- Excellent location within walking distance of Navan Town Centre, Blackcastle Shopping Centre and local amenities
- Gas fired central heating

ACCOMMODATION

Entrance Hall

With timber effect vinyl flooring, hardwood front door, hotpress and storage.

Kitchen/Dining/Living Room

17'8" x 15'7"
With timber effect vinyl flooring, built in wall to floor units, laminate worktop, tiled splashback, oven, gas hob, extractor fan, integrated dishwasher, fridge freezer and TV point.

Bedroom 1

12'2" x 10'7"
With timber effect vinyl flooring, built in wardrobe, TV point and French doors to balcony.

Ensuite

6'5" x 5'5"
With tiled flooring, partially tiled walls, shower, w.h.b and w.c.

Bedroom 2

14'9" x 7'6"
With timber effect vinyl flooring and built in wardrobe.

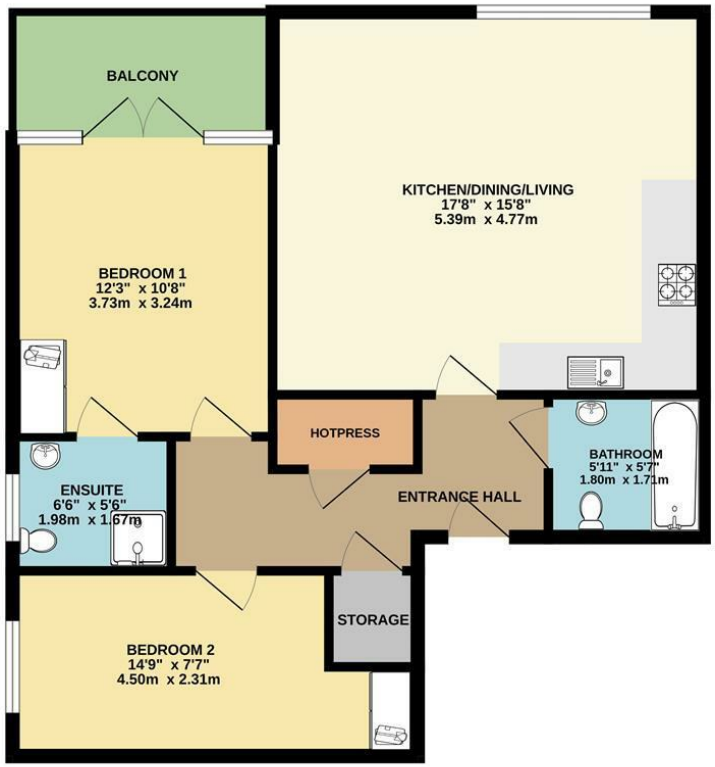
Bathroom

5'10" x 5'7"
With tiled flooring, partially tiled walls, bath, w.h.b and w.c.


Navan Town Centre
10 Bective House
St. Paul's Primary School

FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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