

Raymond Potterton

100 Academy Square, Navan, Co. Meath, C15 YY48

€220,000









No. 100 is a spacious, well-proportioned two-bedroom fourth floor apartment extending to approximately 73 sq.m., superbly positioned within the popular Academy Square development overlooking River Boyne and within walking distance of Navan Town Centre.

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786.00 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.

ACCOMMODATION

Entrance Hall
With laminate flooring, hardwood front door and storage/hotpress.

Kitchen / Dining / Living Area
20'6" x 16'6"
Kitchen: With tiled flooring, built in wall to floor units, laminate worktop, tiled splashback, oven, hob, extractor fan, fridge freezer, integrated dishwasher and stainless-steel sink.

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

Bedroom 1
13'3" x 8'8"
With wood effect vinyl flooring and built in wardrobe.













Ensuite
6'10" x 5'8"
With tiled flooring, partially tiled walls, shower, bath, w.h.b and w.c.

Bedroom 2
10'5" x 8'8"
With wood effect vinyl flooring and built in wardrobe.

Bathroom
6'11" x 5'7"
With tiled flooring, partially tiled walls, shower, w.h.b and w.c.

FIXTURES & FITTINGS

To be confirmed

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

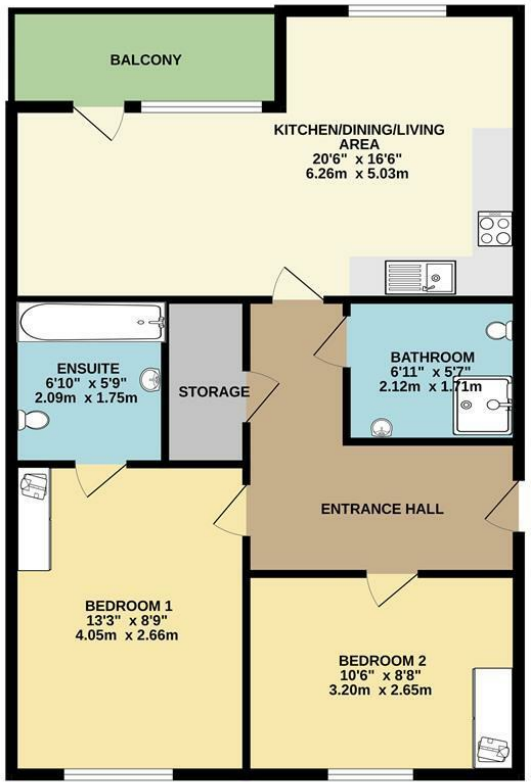
DIRECTIONS

EIRCODE: C15 YY48



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 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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