

  
**Raymond  
Potterton**

**7 Academy Square, Navan, Co. Meath C15 H942**

**€225,000**


**BER B3**





A very spacious two bedroom apartment extending to c. 74 sq.m. located on the first floor in Academy Square overlooking the Dublin Road and River Boyne



# 7 Academy Square, Navan, Co. Meath C15 H942

 796.53 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property is presented in excellent condition throughout with light filled and well laid out accommodation. It is nicely positioned in the development with a private balcony and river view. This sought after location is ideal for first time buyers and investors alike.

Academy Square is located walking distance to Navan Town Centre and is ideally located close to the Bus Stop for those who wish to avail of the regular daily bus service to Dublin City.

Accommodation includes Entrance Hall, Kitchen, Lounge, Hotpress, 2 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Large spacious modern apartment
- Excellent condition throughout
- Gas fired central heating
- Private balcony
- Modern town centre development
- Attractive common area to the front
- Allocated underground parking
- Management Fees c. €3,000 per annum
- Walking distance to Navan Town Centre

## FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, dishwasher and fridge freezer are included in the sale.

## ACCOMMODATION

**Entrance Hall**  
35'0" x 3'9"  
With laminate flooring and hotpress.

**Lounge**  
14'6" x 14'0"  
With laminate flooring and door to balcony.

**Kitchen**  
14'2" x 8'2"  
With tiled flooring, wall to floor units, oven, electric hob, extractor fan, integrated dishwasher, fridge freezer and stainless steel sink.

**Bedroom 1**  
17'6" x 8'6"  
With carpet and built in wardrobe.

**Ensuite**  
6'8" x 5'1"  
With tiled flooring, shower, w.h.b and w.c.

**Bedroom 2**  
9'11" x 8'4"  
With carpet and built in wardrobe.

**Bathroom**  
8'2" x 7'4"  
With tiled flooring and partly tiled walls, bath, shower, w.h.b and w.c.

## DIRECTIONS

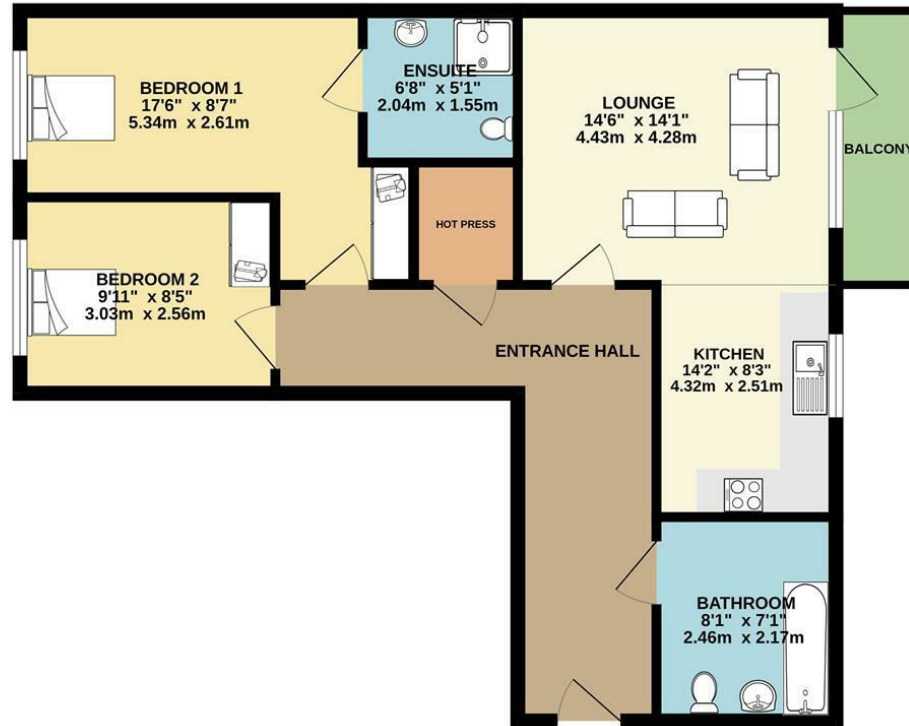
From Dublin travel on the M3 into Navan Town. Exit at Junction 8. At the roundabout take the first left towards Navan. Go straight at the traffic light and take the first left onto Academy Street. Academy Square is located on the right hand side. No 7 is located on the left hand side.

EIRCODE: C15 H942



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA : 797sq.ft. (74.0 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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