

TO MAKE AN APPOINTMENT

Please call our Team Lorraine Mulligan, REMAX Results. Please do not call our Senior Negotiators as they do not control the diaries our Administration Team do. **TEL: (01) 627 2770/ (01) 628 3660**

TO MAKE AN OFFER FOLLOW THESE 8 SIMPLE STEPS

Please note that we pride ourselves in the best of customer care and complete transparency and we are delighted to introduce you to our online, 24 hours a day, 7 days a week, transparent bidding platform. It's very simple to log your bid on any of our properties. Please follow these 8 simple steps.

- Step 1. Log onto www.homebidding.com
- Step 2. Click onto the property you are interested in.
- Step 3. Log in to view bids.
- Step 4: Register your interest and fill out the online form. Make sure that you click on 'Team Lorraine Mulligan, Celbridge' underneath the 'Property Selling Agent' dropdown.
- Step 5: In order to register your bid, we will need to see your Approval in Principle from your bank or evidence of funding if you are a cash buyer. Please send your proof of funds to office@teamlorraine.ie and we will enable you to bid.
- Step 6: Place your bid.
- Step 7: You will be kept informed of any other bids that go on the property via email.
- Step 8: We will let you know via email if your bid is accepted.

Please note that Team Lorraine Mulligan are passionate about customer service and pride ourselves on complete honesty and transparency with all our business dealings. Please note in accordance with Revenue and GDPR Compliance, we are required to retain all files for 7 years, these will be stored in a secure area.

I WOULD LIKE TO BE KEPT INFORMED ON OTHER SIMILAR TYPE OF PROPERTIES THAT MAY BE LISTED WITH TEAM LORRAINE MULLIGAN OF REMAX RESULTS WHAT DO I DO?

Please email specifically your details to office@teamlorraine.ie. Please state your name, mobile and what type of property you are looking for, your preferred areas e.g. Lucan, Maynooth, Celbridge etc and the approximate budget you are trying to work within. We will then send you properties that are relevant to your requirements with a PowerPoint presentation of the photography and the description. If you are not receiving emails please let us know in case your details have not been loaded correctly. Please note that all our properties are listed on REMAX.ie, teamlorraine.ie, myhome.ie and daft.ie.

ALL OF THE ENCLOSED PARTICULARS ARE ISSUED BY LORRAINE MULLIGAN LTD. T/A TEAM LORRAINE MULLIGAN ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH THEM. EVERY CARE IS TAKEN IN PREPARING PARTICULARS WHICH ARE ISSUED FOR GUIDANCE ONLY, AND THE FIRM DO NOT HOLD THEMSELVES RESPONSIBLE FOR ANY INACCURACIES.

For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

EMAIL: office@teamlorraine.ie
PRSA ID: 002196

Office: 01 627 2770/ 01 628 3660

Mobile No's: Lorraine 086 831 5305 / Lesley 0872540757 / Vikki 0879559499

Apt 24 Royal Canal Court, Church Street, Kilcock, Co. Kildare. W23X942.



'Circle of Legends' & Award winning International RE/MAX Agent for the last 22 years, Team Lorraine Mulligan of RE/MAX Results offers you the delightful opportunity to discover your perfect home at Rowan House, House, Kilcock, County Kildare. No.24 Royal Canal Court, is a fantastic two bed top floor apartment that ticks all the boxes for first-time buyers or those looking to downsize to a more manageable space. This is also an excellent investment property.

Offers in Excess of €245,000



Team Lorraine Mulligan
AWARD CATEGORIES

NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

Main Street, Celbridge, Co. Kildare
 Tel: 01 6272770
 Fax: 01 6272720

Unit 2, 11 Lower Main Street, Lucan, Co. Dublin
 Tel: 01 6283660
 Fax: 01 6272720

Email: office@teamlorraine.ie
 Websites www.remax.ie www.teamlorraine.ie

RE/MAX National No.1 Top Selling Agent & Office 2007-2017
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy
 VAT No. IE 9669142H Registered in Ireland No: 446829 PSRA Licence No: 002196

ACCOMMODATION

KITCHEN/DINING AREA/SITTING ROOM AREA: 4.70m x 3.87m
Light fitting large `Velux` window, fitted kitchen with wall and base units, tiled splash back area, stainless steel sink, four plate electric hob, electric oven, washing machine, fridge, , wooden floor in dining area, tiles in kitchen area, sliding patio door leading to a small southwest facing balcony.

BEDROOM 1: 4.78m x 4.42m
Light fitting, fitted wardrobes, sliding patio door leading to a small balcony.

ENSUITE: 2.15m x .79m
Light fitting, `Velux window`, W.C., W.H.B. shower, wall tiles, floor tiles.

BEDROOM: 2 3.65m x 3.64m
`Velux` window, wooden floor.

REMODELLED BATHROOM: 3.13m x 1.70m
Light fitting, `Velux window` W.C., W.H.B., with a vanity unit, shower, wall tiles, floor tiles, heated towel rail.

HALLWAY: 2.67m x 2.58m
Intercom system, floor tiles, fuse box, hot press with immersion, storage cupboard.



FEATURES INTERNAL:
This is a super top floor two bed apartment with two double bedrooms, with the master having an ensuite.
All kitchen appliances included in sale as listed in the kitchen section of the brochure
Apartment freshly painted for sale
The bathroom have been re modelled
Building wired for fibre internet

FEATURES EXTERNAL:
Double glazed windows
Top floor apartment with breath taking views of the canal in Kilcock
Mature communal area
Property located in a quiet cul de sac
Gorgeous and convenient location
Safe and convenient walking distance to all local amenities including schools, shops, bars restaurants, sporting amenities and Kilcock train station.

SQUARE FOOTAGE: 67 SQMT / 721.18 SQFT
HOW OLD IS THE PROPERTY: Built in C.2001
BER RATING: C2 - 188.8 kWh/m²/yr
BER NUMBER: 107144263
SERVICES: Mains water and mains sewerage
HEATING SYSTEM: Electrical Storage central heating.
MANAGEMENT FEE: €1,400 p.a.
PREVIOUS RENT CHARGED: €1,275 p.m. (Last review: 14/11/2022 (New rent became payable on 14/02/2023)

DISCLAIMER:
All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan invites you to view this Stunning home.

- INTEREST IS SURE TO BE STRONG
- VIEWINGS HIGHLY RECOMMENDED

