

Ref: P4493

BER C3



APARTMENT 7 AVENUE GROVE, THE AVENUE, GOREY, CO. WEXFORD Y25 FH66

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LUXURIOUS TWO BEDROOM, FIRST FLOOR APARTMENT IN A PRIME LOCATION

For Sale By Private Treaty



LOCATION:

Avenue Grove apartment complex is located within easy walking distance of Gorey Railway Station and all the amenities that Gorey town centre has to offer, as well as being within a few minutes' walk of Gorey Shopping Centre, supermarkets and retail outlets. The complex enjoys excellent connectivity with the surrounding area and is less than five minutes' drive from the M11 junction. Gorey is one of north Wexford's most noted towns and offers an excellent choice of schools from primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil, along with a wealth of restaurants, shops, pubs, award winning hotels with a vast array of local leisure amenities such as endless sandy beaches, golf courses to include Courtown Golf Club, Seafeld Golf & Country Club, Ballymoney Golf Club, swimming and leisure centres. Wexford is a 30 minute drive, Enniscorthy a 20 minute drive while Dublin is a comfortable commute of one hour.



DESCRIPTION:

No. 7 is part of an exclusive development of only 32 units and is accessed via a courtyard to the apartment block and also has the benefit of secure 24/7 gated parking situated in the basement of the development. Built in 2008, accommodation is bright and spacious extending to 92.69m² with a high standard of fixtures and fittings throughout along with all new furnishings. The living room/kitchen has a feature floor-to-ceiling double window flooding the room with sunlight and stunning views over Gorey and the surrounding area. The apartment is presented in show-room condition and comprises of:



Entrance Hall:	5.5m x 1.0m	Laminate floor, closet & hotpress
Kitchen/Living Room/Dining Room:	7.7m x 6.7m	Fitted kitchen, electric oven, hob, extractor fan, fridge freezer , washing machine, microwave, tiled splashback, laminated floor(in kitchen area), laminated floor (living area), feature floor-to-ceiling window
Bedroom 1:	5.2m x 2.7m	Laminate floor & recess for wardrobe
Ensuite:	2.5m x 1.5m	Tiled floor & shower, w.c., w.h.b., heated towel rail
Bedroom 2:	4.2m x 3.5m	Laminate floor, walk-in-wardrobe
Bathroom:	2.7m x 2.3m	Tiled floor, bath, shower over bath, w.c., w.h.b., heated towel rail



OUTSIDE:

The apartment complex is part of a development that is designed with commercial units on the ground floor and apartments overhead and to the rear. Located to the front of the building on the first floor, No. 7 has access to a large communal, terraced area which is shared with only two other apartments giving stunning views of Gorey town and the surrounding rolling countryside including Croghan Mountain. The property comes with one parking space in the basement, a barrier providing excellent security.

SERVICES AND FEATURES:

All Mains Services

Independent Electric Heating System

Double Glazing Throughout

All Contents Included

Management Fees €2,300 per annum (paid up until August 2021)

Built 2008

Property Extends To: 92.69 m²

Large Communal Terraced Area

One Parking Space

Private Secure Underground Parking



BER DETAILS:

BER C3

BER No. 100041474

Energy Performance Indicator: 204.55 kWh/m²/yr

A.M.V. €225,000



This Is A Rare Opportunity to Purchase A Fully Furnished, Pristine Apartment In One Of The Best Managed Apartment Complexes In The Area, Within Walking Distance Of All Amenities .

Viewing Strictly By Appointment Only



Communal Terraced Area



DIRECTIONS:

From Dublin side of Gorey proceed up the Main Street and turn left at the traffic lights at the '64 Pub'. At the roundabout turn right and Avenue Grove is the first entrance to the left.

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