Team Lorraine Mulligan of REMAX Results
Main Street
Donaghcumper
Celbridge
W23 V8W5
t: 016272770
email: office@teamlorraine.ie

Apt 24, Royal Canal Court, Church Street, Kilcock

Starting Bid: €240,000.00

For sale by Team Lorraine Mulligan of REMAX Results via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delightful opportunity to discover your perfect home at Royal Canal Court, 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. This delightful residence offers a perfect blend of modern comfort and timeless elegance, boasting an array of exceptional features and a location that is second to none.

This well-appointed property offers a spacious and comfortable living environment, ideal for modern living. The open-planned layout creates a welcoming atmosphere, while the two comfortable double bedrooms provide a peaceful retreat. The property has been freshly painted for sale and is meticulously maintained.

Whether you're stepping onto the property ladder for the first time or seeking a convenient and comfortable downsized home, or an investor this property offers outstanding value in a

prime location. Don`t miss the opportunity to make this charming apartment your new home!

'Royal Canal Court' is an exclusive and highly sought-after development known for its great location with excellent proximity to Kilcock's charming village center. This home is ideally situated for buyers seeking a quiet and secure environment, yet within easy reach of local amenities, schools, shops, cafes, and public transportation options. This wonderful property is within walking distance of the bustling village of Kilcock and the train station with its new improved train service, Bus Eireann, schools, restaurants, SuperValu, Kilcock GAA club within 2 minutes` drive and the M4 motorway is within 5 minutes` drive making access to Dublin and the West extremely fast.

Don't miss your chance to own a piece of Kilcock`s charm and make this property your dream family home. Contact us today to arrange a viewing and discover the true potential of this remarkable property.

INTEREST IS SURE TO BE STRONG.

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)

EDUCATION:
• Multiple primary schools
• Secondary schools in nearby areas
• GAA clubs and sports facilities

HEALTHCARE
• Kilcock Medical Centre
• Local pharmacies

SPORTS & RECREATION
• Kilcock GAA Club (football, hurling)
• Kilcock Athletic Club & Sports Grounds
• Kilcock Playground
• Kilcock canoe club
• The Royal Canal Greenway (walking, cycling, outdoor activities)
•
SHPOOING AND RETAILS
• Local supermarkets (e.g., SuperValu, Centra)
• Convenience stores
• Local shops and boutiques

DINING & ENTRAINMENT
• Pubs, cafes, and restaurants
• Local community halls and venues for events

TRANSPORT AND CONNECTIVITY
• Kilcock Train Station (Improved commuter services)
• Bus services connecting to Dublin and surrounding areas

• Major roads and motorways nearby (M4 motorway)

COMMUNITY AND OTHER FACILITES
• Kilcock Library
• Community Centre
• Churches and religious organizations
• These facilities make Kilcock a convenient and vibrant place to live, with plenty of amenities to support a comfortable lifestyle.

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.

Notice:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

To view or make a bid contact Team Lorraine Mulligan of REMAX Results or iamsold.ie, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.