

FOR SALE

AMV: €175,000

File No. d497.CWM



Apt. 22 Key West, (Second Floor) Custom House Quay, Wexford Town

- Superb opportunity to acquire a spacious 1 bedroom apartment in the centre of Wexford Town, adjacent to Wexford Quay Front.
- This is one of the most convenient town centre location with all amenities on your doorstep.
- 1-bedroom apartment extending to c. 44 sq.m. / 474 sq.ft., on the second floor in a secure and well-maintained apartment complex.
- Presented to the market in pristine condition.
- Acc. Briefly comprises of; entrance hallway with storage/cloakroom space, separate hotpress, large open plan kitchen/living/dining/ area, one generous bedroom and one bathroom.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393

Apt. 22 Key West, Wexford Town

Kehoe & Assoc. are proud to present Apt. No. 22 Key West to the market. This is a unique opportunity to acquire a one-bedroom apartment in the centre of Wexford Town and adjacent to Wexford Quay front, with all amenities on your doorstep. The convenient location of Key West, is unmatched. The Key West complex is secure and well maintained with lift access to all floors. There is the benefit of a south facing communal courtyard area to enjoy.

This one-bedroom apartment is situated on the second floor. The apartment has been very well maintained and presented to the market in pristine condition. The accommodation is bright and spacious with open plan living area and a generous bedroom and bathroom.

To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



ACCOMMODATION

Arriving from communal corridor with only one other apartments and steps away from the communal lift

Entrance Hallway	3.01m x 0.97m	Timber laminate flooring. Cloakroom and storage space. Door to water tank, central heating system.
Open Plan Kitchen / Dining / Living Area	6.97m x 3.93m	Living / dining area: Timber laminate flooring, electric storage heater, electrical & Broadband points. Double doors overlooking Wexford Town Centre and partial views to Wexford Harbour. Kitchen: Tiled flooring, floor & eye level cabinets, Zanussi electric oven and 4-ring electric hob with extractor fan overhead. Zanussi fridge-freezer, Zanussi dishwasher and Indesit washing machine. Ample counter space, raised breakfast bar area, stainless steel sink & drainer, tiled splashback, chalkboard wall.
Bedroom	3.65m (max) x 2.86m	Timber laminate flooring, built-in wardrobes with open shelves & rails. Large window overlooking Wexford Town. Electric heater, electrical & t.v. points.
Bathroom	2.09m x 1.77m	Tiled flooring, bath with large showerhead and part-tiled wall surround. Wash hand basin with tiled splashback, mirror & lighting, w.c.

Total Floor Area: c. 44 sq.m. / 474 sq.ft.







Features

- One bedroom apartment.
- Second floor
- Extending to c. 44 sq.m.
- Town centre location
- Serviced apartments with lift

Outside

- Landscaped communal courtyard
- Communal corridor shared with only one other apartment
- Minutes walk to shops and all amenities.
- Steps away from Wexford Quay Front

Services

- Mains water
- Mains drainage
- Electric storage heating
- Lift access
- Fibre & Siro
Broadband available.

Please Note: a) The Management fees in 2023 c. €1,300 per annum. To include building insurance, maintenance and insurance of the common areas, along with refuse collection.
b) All appliances, blinds, curtains and free-standing furniture are included in the sale.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 HE61





Building Energy Rating (BER): C2 BER No. 116764150
Energy Performance Indicator: 183.41 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141