

In the field of real estate — a sure thing



STEEPLCHASE HILL

An exceptional development of 1 & 2 bedroom homes



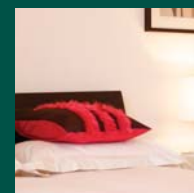
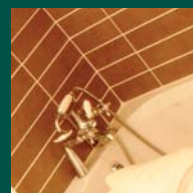
STEEPLECHASE HILL RATOATH

This absolutely stunning new development in the flourishing village of Ratoath offers you the chance to have fast track access to all the thrills and resources of the capital city and also benefit from the more relaxed pace of life in the country. Great choice of design offering 18 luxurious apartments with sizes ranging up to approx. 78m² (840 sq.ft.) Top of the market specification including German Alno Kitchens, Wrightwood Elite double glazed sealed pine windows and numerous other features.





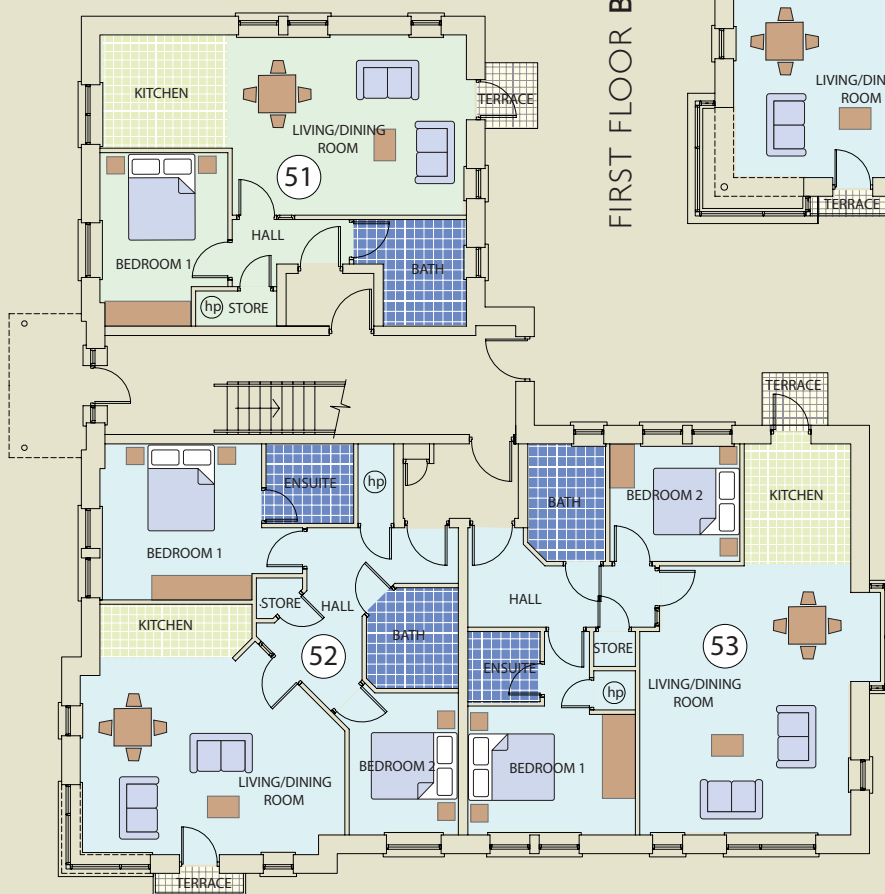
... all the best in contemporary living



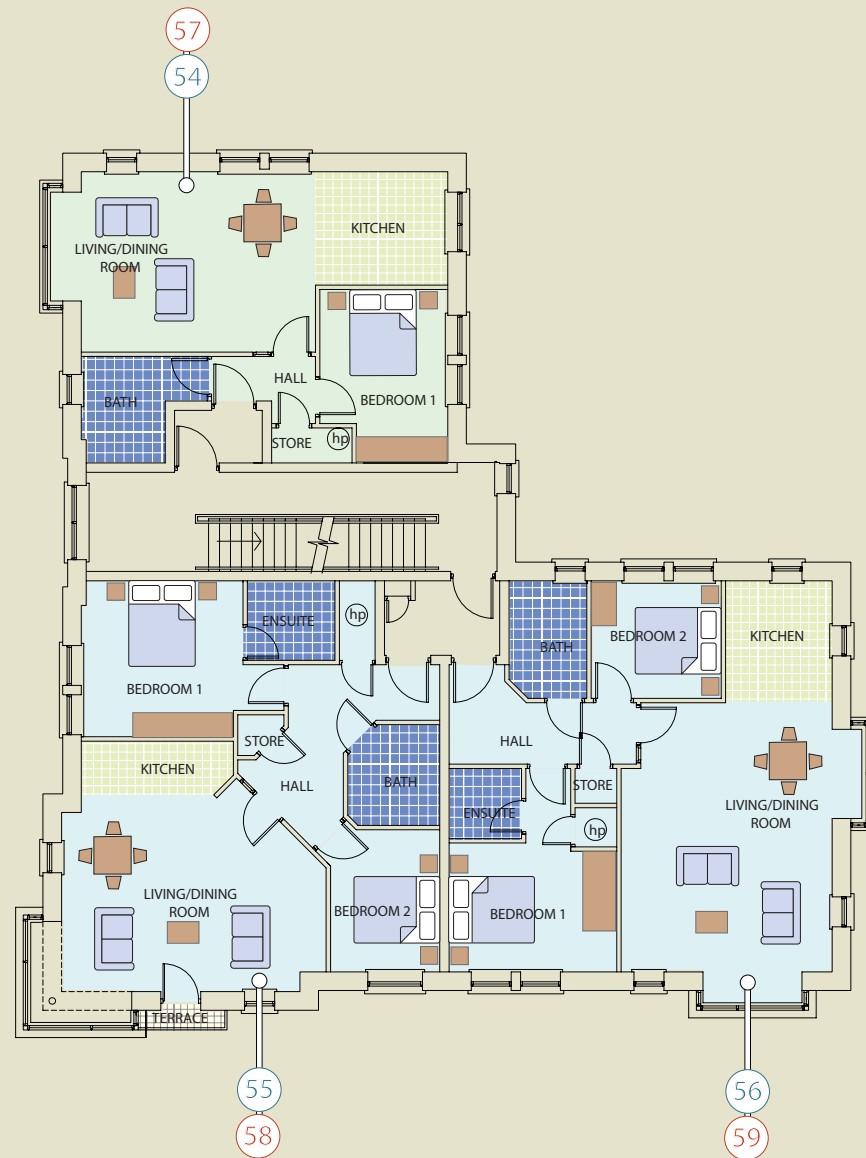
BLOCK G



GROUND FLOOR BLOCK G



FIRST FLOOR BLOCK G



First floor 00

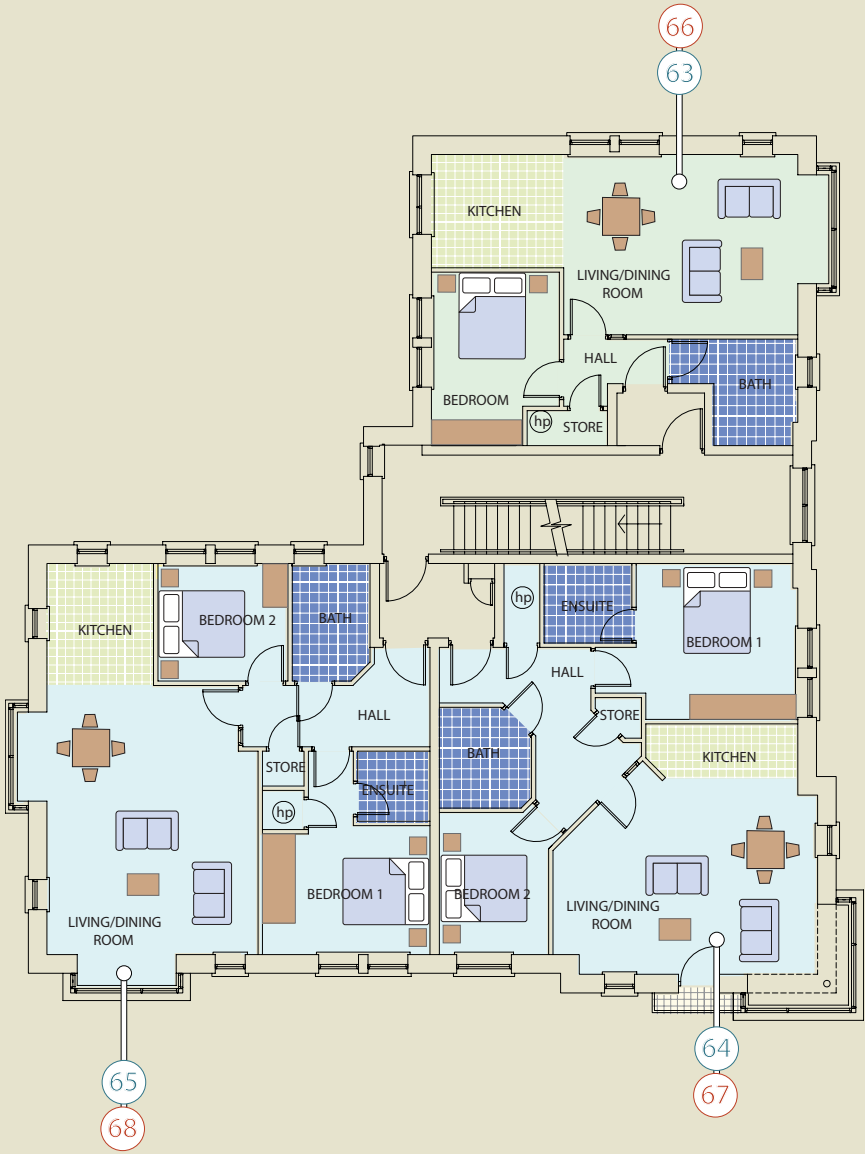
Second floor 00

One Bedroom Apartment

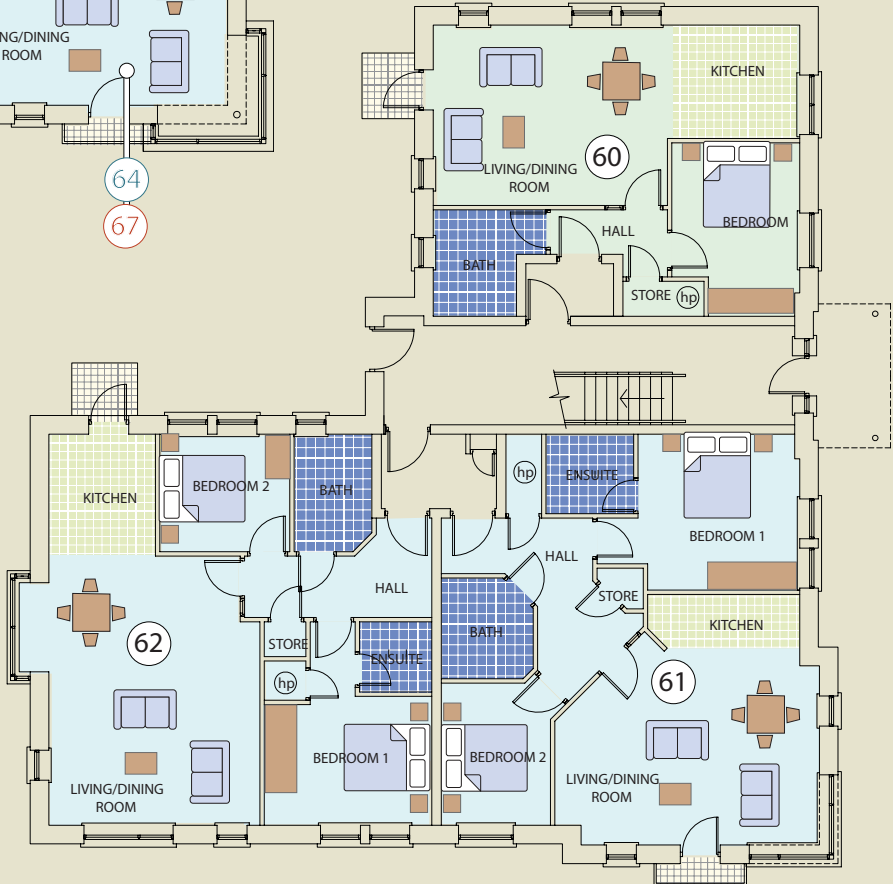
Two Bedroom Apartment



FIRST FLOOR **BLOCK H**



GROUND FLOOR **BLOCK H**



First floor 00
Second floor 00

One Bedroom Apartment
Two Bedroom Apartment



SPECIAL FEATURES

KITCHENS

Well appointed luxurious kitchens - factory made in Germany by the Alno Group. Fully fitted custom built units and work tops, chrome cooker hood and stainless steel splashback included. Integrated doors included for fridge/freezer, washer/dryer and dishwasher. Chrome light switches and plug points as per show-apartment.

BATHROOMS

Quality sanitary ware with chrome fittings and fitted wall tiles. Pumped shower fitted as standard.

WARDROBES

Stylish wardrobes fitted to bedrooms, as per the show-apartment allowing for a mix of hanging and shelf space.

HEATING

Natural gas fired central heating with radiators and controls as per the show-apartment.

JOINERY

Top specification Wrightwood Elite double glazed sealed pine windows. Internal doors throughout as per show-apartment.

DECORATION

Walls are drylined and skimmed. They will be painted as standard in Buttermilk (Code Dulux 10C31 in vinyl matt).

ELECTRICS

Prewired for alarm. Ample electric sockets and light points provided. Cable television and telephone points as per show-apartment.

HOME BOND

10 year HomeBond structural guarantee scheme

FINANCE DETAILS

No stamp duty payable for owner-occupiers.



SITE MAP



Important Note:

The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Sherry FitzGerald New Homes and Property Partners Brady Fitzgerald are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.

LOCATION MAP



Professional Team:

Architects

McCrossan O'Rourke
Manning
12 Richmond Row
Portobello Harbour
Dublin 8

Engineers

Fahy Fitzpatrick
2057 Citywest Campus
Naas Road
Dublin 24

Landscape Architects

Ronan MacDiarmada
5 Tooten Hill
Rathcoole
Co. Dublin

Solicitors

Matheson Ormsby Prentice
30 Herbert Street
Dublin 2

Developers

McGarrell Reilly Homes
Iveagh Court
Harcourt Road
Dublin 2

JOINT SELLING AGENT



8027000



6671888

DISCLAIMER

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