



WELCOME TO...

MOUNT PROSPECT

MULLINGAR CO. WESTMEATH

**FOR SALE
TO LET**



THE PERFECT MARRIAGE OF OLD WORLD STANDARDS AND MODERN COMFORT





Welcome to Mount Prospect. This is a small luxury development of just 32 apartments set in one of Mullingar's most in-demand residential areas, just off the old Dublin Road, two minutes by car to the new M4 motorway and five minutes on foot to Mullingar Town Centre. This is modern luxury apartment living, with all the amenities of Mullingar literally on your doorstep.

Mullingar is a vibrant town with easy access to Dublin city; This former market town has become a favourite for those wishing to escape the commotion and expense of the city, while still enjoying the convenience of good supermarkets, pubs, hotels, restaurants, speciality shops, coffee shops, sporting clubs and amenities.

Mullingar is surrounded by Loughs Owel, Ennell and Derravaragh, and there are ample opportunities for fishing, sailing and watersports. Mullingar Golf Club has 18 holes of first class parkland golf. Equestrian sports are hugely popular – with stables too numerous to mention in the area and hugely popular events such as the Kilbeggan race meetings. Athletics, Hockey, Rugby and GAA are all served by various well-supported local sporting clubs.

Mullingar is a convenient central location: as well as being an easy drive to Dublin, you have excellent proximity to other main road networks leading to Sligo, Castlebar, Galway, Athlone, Tullamore and Dundalk.

From the first moment of your arrival it will be obvious that Mount Prospect, is a little bit different and a little bit special. The elegant wrought iron gates – gliding open with a touch of your remote control - are a perfect example of how the developer has combined the best materials of yesterday with the best technology of today.



**MOUNT
PROSPECT**



WELCOME TO MOUNT PROSPECT...



The design brief for Mount Prospect was simple: Modern comfort was to be provided in a setting of old style elegance. No corners were to be cut and no expense was to be spared. The end result speaks for itself.

Shop around, take a look at other apartment developments. You might see narrow corridors, bad natural light, windows on only one side, high maintenance external finishes (resulting in big management charge increases ten years down the line), crowded entrance lobbies and stairwells. These are some of the problems which have given apartment developments in the larger urban areas a bad name.

Take a good look at Mount Prospect. Take your time. Twenty Eight apartments have their own door. The other four apartments share impressive entrance lobbies, with marble stair cases and wrought iron balustrades, each lobby and stairwell being shared between two units only. Every apartment has at least dual aspect windows – many have windows on three sides. The external finishes are in maintenance-free brick, real granite, wrought iron and natural slate. The internal finishes have to be seen to be truly appreciated. From the higher than normal ceilings to the reassuringly solid doors, from the state of the art sound system to the marble bathrooms and solid wood flooring, everything is quite simply the best of its type.

Don't miss out. This is truly a first and last chance to own an apartment home in Mullingar which combines the perfect central location, old world elegance, ultra modern comfort and timeless quality. There are just 32 apartments. There won't be any more built. Don't miss this chance, because there truly won't be another.





THE PERFECT MARRIAGE OF OLD WORLD STYLE AND MODERN COMFORT



General

- All internal walls double insulated.
- All concrete floors.
- Marble Stairways.
- Wrought Iron Railings with Ash Handrails leading to apartments upstairs.
- Wrought Iron pedestrian gates.
- Apartments painted throughout.
- Windows frames prestige oak wood grain.
- Ground floor apartments complete with french doors & patio face rear into courtyard.
- Upstairs apartment balconies face into courtyard.
- Alarms fitted as standard.
- Wired TV to all bedrooms [Sky satellite dish].

Kitchen / Living

- Four choices of kitchens as per show apartments. [oak, walnut or two painted kitchens]
- All Neff appliances supplied and fitted.
- All recess chrome lighting.
- Limestone fireplaces.
- Gold shield thermostatically controlled, electric heating fires.
- Sound system throughout apartment supplied and fitted.
- High ceilings.
- All cornice moulding as standard.
- Visual and sound intercom.
- Option of marble floors and skirting or oak wood floors.
- All granite worktops in Kitchens.

Bathrooms

- Underfloor heating.
- Heated towel rails.
- Solid marble floor and walls in bathrooms.
- 7'6" solid ash doors.
- Powershowers.
- Pressurised hot & cold water.
- Hi spec bath suites and shower doors.

Bedrooms

- Choice of high spec wardrobes as per show apartment such as the Casanotta range.

Exterior Features

- Brick and block.
- Wrought iron railing surrounds 32 apartments with granite cappings.
- Six blocks of apartments surround cobble block courtyard.
- 28 of 32 apartments have their own front door.
- 2 entrances covering 4 apartments.
- Granite corner stones, capping & window sills.
- Natural slate roofs and terracotta ridge tiles
- Porches on entrance to 12 apartments downstairs.
- Fully landscaped gardens.
- Courtyard fully cobblelocked.
- Walkways leading out to green area.

STANDARD FEATURES



LIVING IN SUBLIME MODERN LUXURY





**MOUNT
PROSPECT**

SITE PLAN



GROUND FLOOR

Apartment No.s 1, 2, 5, 6

Total Floor Area 79.2 sqm / 835 sq.ft

Apartment No.s 10, 16, 22, 28

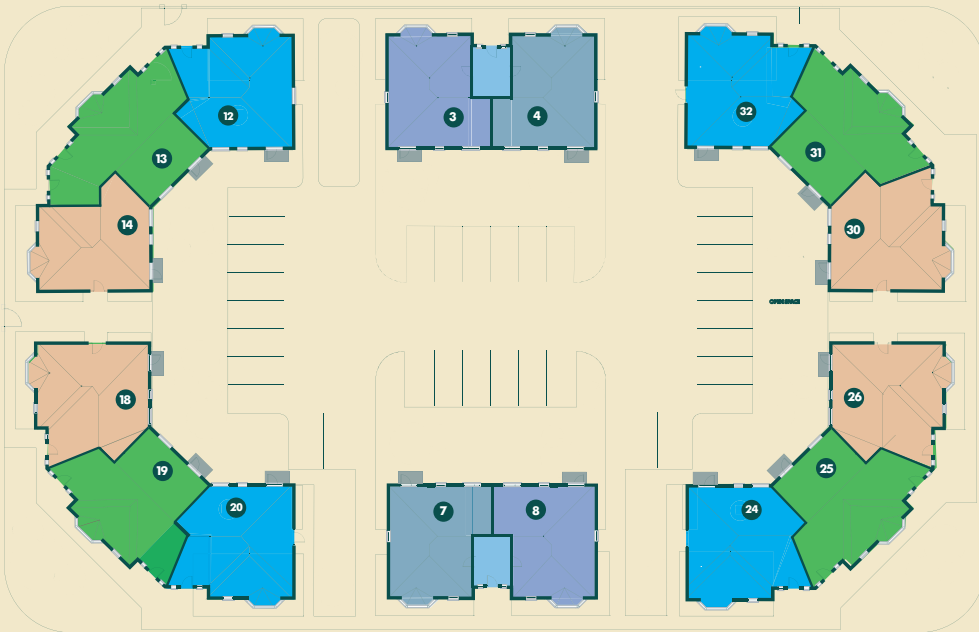
Total Floor Area 84 sqm / 905 sq.ft

Apartment No.s 9, 17, 21, 29

Total Floor Area 79.2 sqm / 855 sq.ft

Apartment No.s 11, 15, 23, 27

Total Floor Area 79 sqm / 855 sq.ft



FIRST FLOOR

Apartment No.s 3, 4, 7, 8

Total Floor Area 79.1 sqm / 851 sq.ft

Apartment No.s 13, 19, 25, 31

Total Floor Area 96 sqm / 1035 sq.ft

Apartment No.s 12, 20, 24, 32

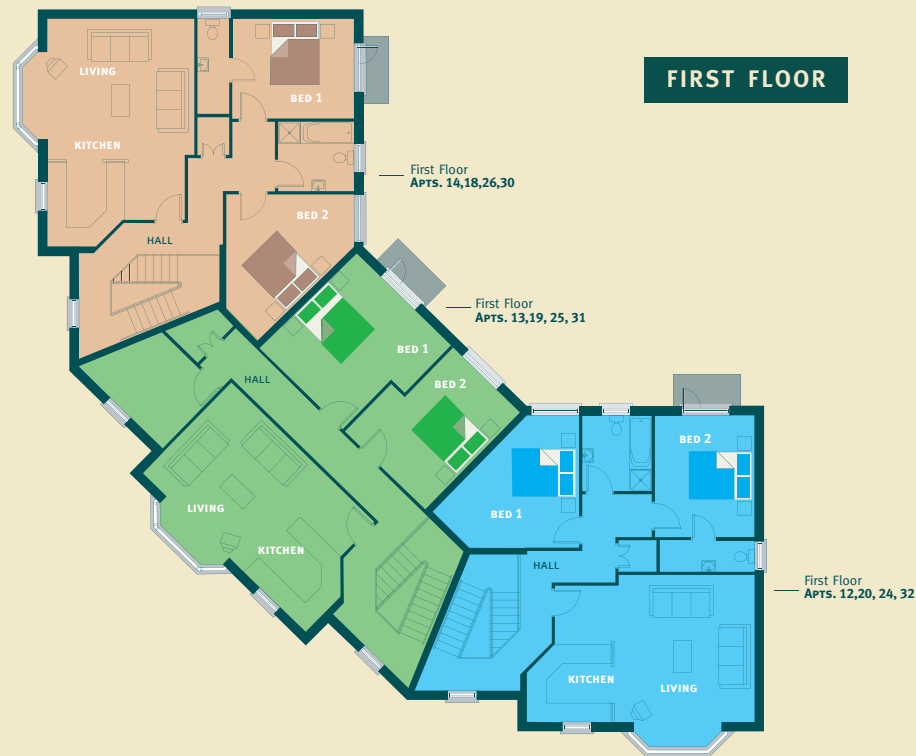
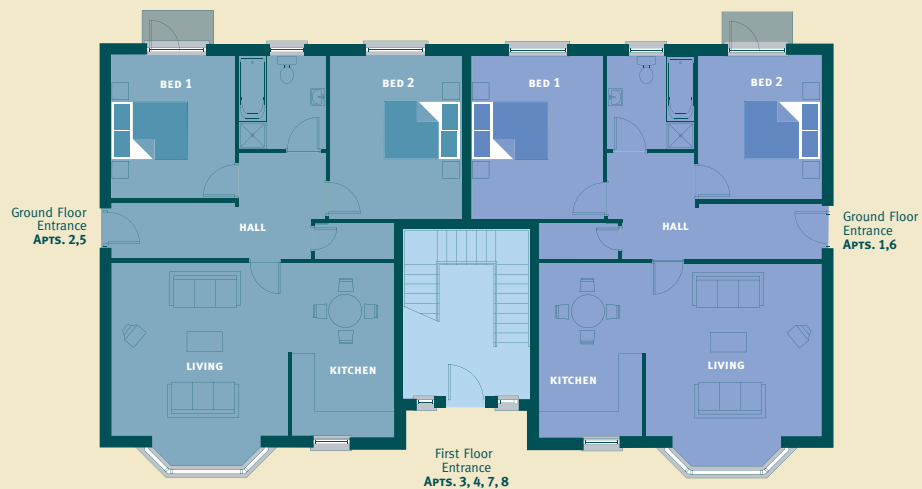
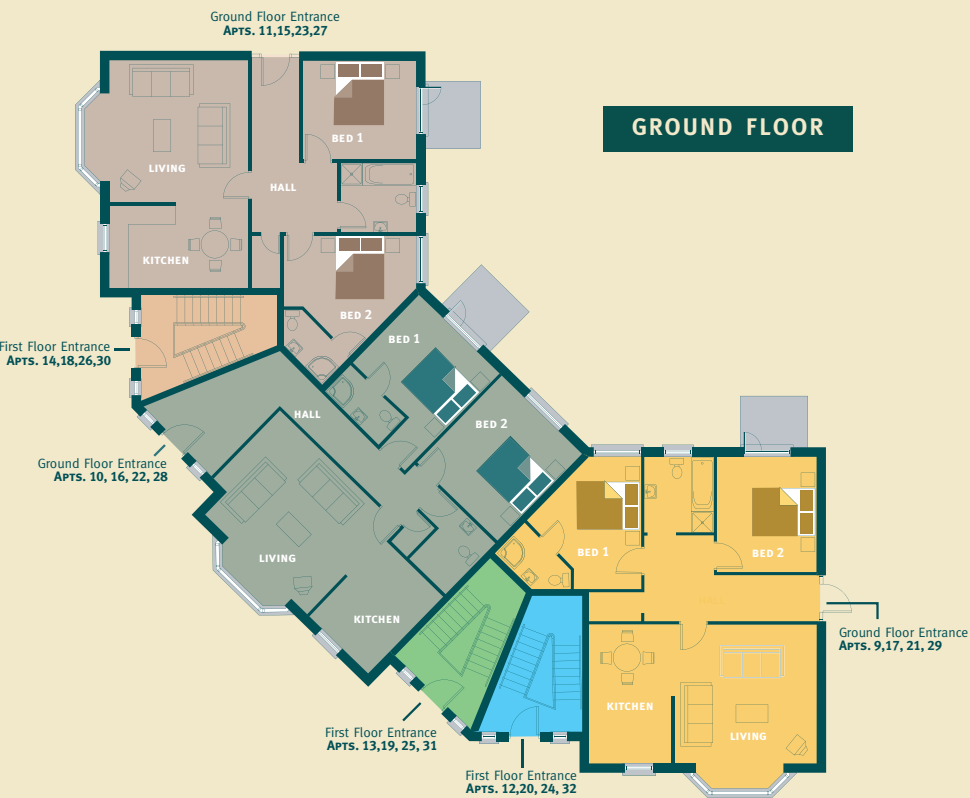
Total Floor Area 91.0 sqm / 980 sq.ft

Apartment No.s 14, 18, 26, 30

Total Floor Area 91.0 sqm / 980 sq.ft

DISCLAIMER

Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.



FLOOR PLANS



DISCLAIMER

Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.

Professional Team

Selling Agents

Sherry Fitzgerald Davitt & Davitt
Dominick Street, Mullingar
Co. Westmeath
phone 044 9340000
fax 044 9343726
email davittanddavitt@eircom.net



Developers

Anthony Kelly Building
Construction
Delvin, Mullingar
Co. Westmeath
phone 044 9664322
mobile 087 2598854
fax 044 9335833

Solicitors

Michael O'Byrne Solicitors
Kenlis Place, Kells, Co. Meath
phone 046 9247500
fax 046 9247514
www.obymelaw.ie

Architects

Louis Mark Peppard
2 Mount Street Gardens,
Mullingar, Co. Westmeath
phone 044 9340637
email lpeppard@iol.ie

Engineer

F.T. Abbott Consulting Engineer
Brosna Bridge House, Pearse St.,
Mullingar, Co. Westmeath
phone 044 9342247



CONVENIENT LOCATION



ANTHONY KELLY BUILDING CONSTRUCTION

Mount Prospect is the latest in a long line of superior developments completed by Anthony Kelly Construction. We have been building houses for satisfied customers in the midlands for over twenty years. Every Anthony Kelly project has superior build quality and uncompromising standards as its hallmark. Designed to satisfy the requirements of the most discerning purchaser, the apartments at Mount Prospect epitomise this approach.

Brookfield, Mullingar



Beechdrive, Mullingar

