



1  
Bedroom

1  
Bathroom



We are pleased to offer for sale as the vendors SOLE AGENT this modern one bedroom apartment located in Dara House which is part of the highly popular TNQ Development. The apartment is located on the 2nd floor (Podium Floor) and benefits from a large reception room with an open plan modern fully integrated kitchen. There is also a spacious balcony accessed from the reception room. Other features include a large double bedroom with fitted wardrobes, a fully tiled bathroom, utility cupboard which houses the washing machine. There is also direct access from the hallway to the well maintained communal gardens.

With wood laminate flooring throughout and neutral decor the property is in fantastic condition and is offered chain free.

### **Communal Entrance**

Access provided via security intercom system, lifts to all floors

**Hallway** 4.40m x 2.00m (14.44ft x 6.56ft)

Wood laminate flooring, doors to all rooms, utility cupboard housing the washing machine, doors to communal gardens

**Reception/Open Plan Kitchen** 5.60m x 4.10m (18.37ft x 13.45ft)

Wood laminate flooring, range of base and wall units, single sink and drainer, integrated electric oven and hob, integrated fridge/freezer, door to balcony

**Balcony** 2.80m x 1.10m (9.19ft x 3.61ft)

South West facing balcony

**Bedroom** 4.40m x 2.60m (14.44ft x 8.53ft)

Carpeted, fitted wardrobes

**Bathroom** 2.10m x 2.10m (6.89ft x 6.89ft)

Tiled floors, tiled walls, panel bath, hand basin, low flush WC, heated towel rail

### **Leasehold**

999 Years from March 2014 (992 Years Remaining) - As advised by the vendor

### **Service Charge**

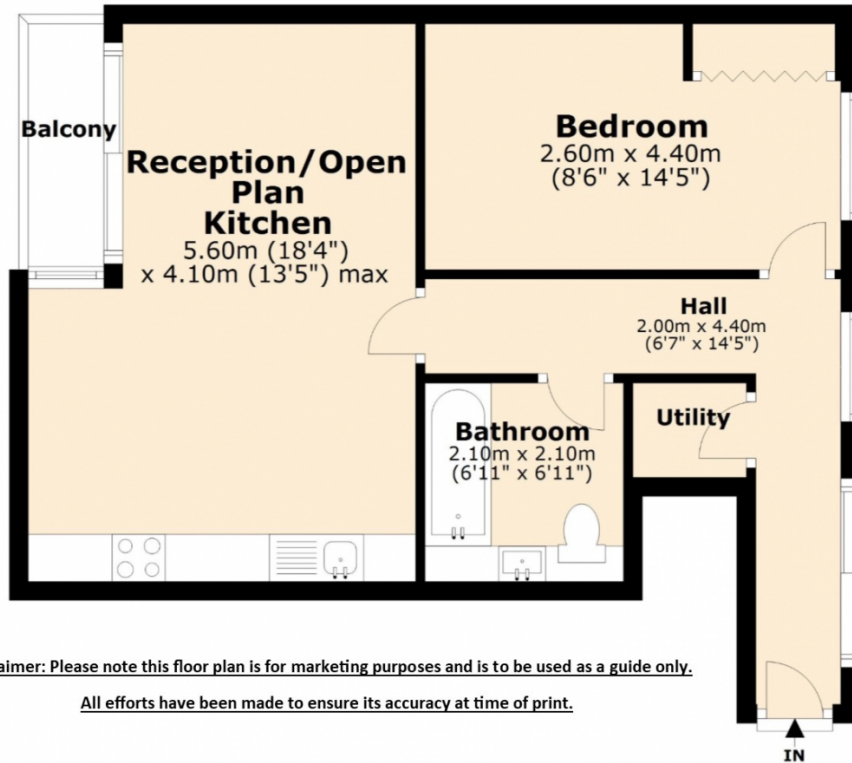
£2490.82 Per Annum - As advised by the Vendor

### **Ground Rent**

£250.00 Per Annum - As advised by the Vendor

**Dara House**

Approx. 46.3 sq. metres (498.8 sq. feet)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

All efforts have been made to ensure its accuracy at time of print.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

