



APARTMENT , LAHARNA BUILDING, MAIN STREET, LARNE OFFERS OVER £89,950

Well presented One bed apartment with a large balcony in Larne Town Centre. Rare opportunity to acquire a modern one bed with 2 bathrooms in such a central location.

One Bedroom Town Centre Apartment
Lift access
Private gated car parking
Large open plan kitchen / Living
En suite Bedroom
Separate Bathroom
Generous balcony from living room
Gas heating
Well maintained apartment with ample storage
Central location close to all local amenities.
Minutes to Train Station
Ideal for first time buyer / retirement or investment alike

Parking options: Off Street, Residents

Entrance hall

Kitchen / Dining / Living

w: 9.09m x l: 4.2m (w: 29' 10" x l: 13' 9")

Excellent open plan living space with a generous balcony opening from the living room

Kitchen benefits from excellent range of high and low level units with plenty of work surface. Integrated Fridge Freezer, integrated dishwasher, washer/dryer, Four ring stainless steel gas hob, electric under oven, stainless steel extractor fan.

Bedroom 1

w: 4m x l: 3.3m (w: 13' 1" x l: 10' 10")

Great size double with ensuite

En-suite

Modern white suite comprising low flush WC, pedestal wash hand basin, shower cubicle with thermostatically controlled shower fitting. tiled walls and flooring.

Bathroom

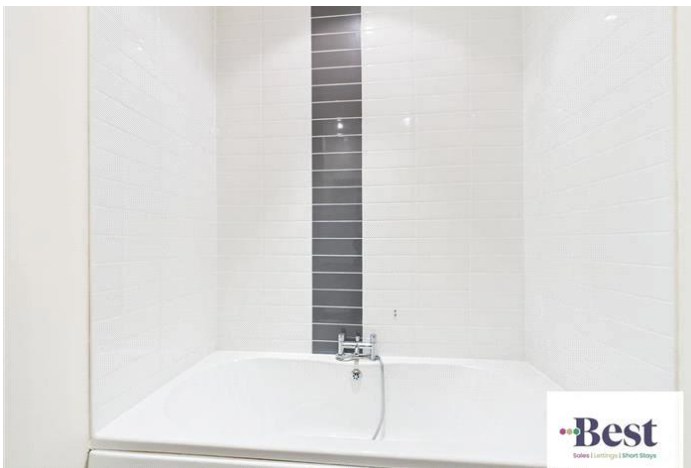
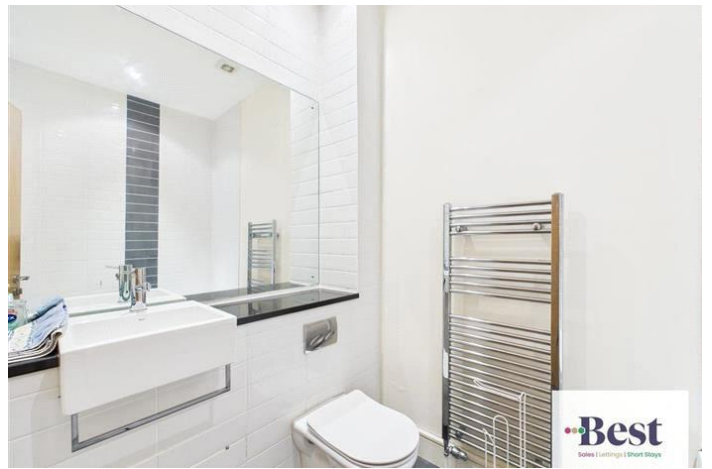
w: 2.34m x l: 1.8m (w: 7' 8" x l: 5' 11")


Modern white suite comprising low flush WC, panelled bath, wall mounted sink with feature shelving. Tiled walls and flooring.

Outside

Generous balcony with glazed balustrade. Tiled flooring. Sun trap. Fab outlook

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.