


**Best**  
Rental and Property Management,  
Lettings & Sales



a Wellington Parade,  
Larne  
£700 pcm

Recently refurbished, very well presented property  
Good size lounge with electric fire  
Excellent kitchen with newly fitted oven/ hob  
Three bedrooms  
Bathroom with white suite  
Oil heating  
Enclosed gardens to front and rear  
Popular location - early viewing highly recommended

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

Rent  
Viewing

£700 pcm  
Strictly by appointment with Best Lets & Sales NI - Head Office

Reference  
Additional Information

Telephone 02828580400  
RL0010

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 tenant.