



**Brian  
Todd**  
.co.uk

**1B Knockdhu Park, Larne, BT40 2EJ**

**Offers Around £69,950**

## **KEY FEATURES**

- **FIRST FLOOR APARTMENT**
- **GAS FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE**
- **FITTED KITCHEN**
- **TWO BEDROOMS**
- **WHITE BATHROOM SUITE**
- **ENCLOSED REAR GARDEN**
- **FRONT AREA**
- **POPULAR RESIDENTIAL LOCATION**
- **EXCELLENT INVESTMENT OPPORTUNITY - SITTING TENANT**

Situated in a popular residential area of Larne and within easy reach of local amenities including shops, schools and churches, this is an excellent opportunity for the

Investor to acquire this comfortable first floor apartment.

Complete with sitting tenant, the property comprises of a lounge, fitted kitchen, two bedrooms and bathroom, whilst externally, has an enclosed rear garden and front area.

Further details and viewing arrangements can be obtained from Agents.

## **THE PROPERTY COMPRISES:**

### **Ground Floor**

#### **STAIRWAY TO:**

### **First Floor**

#### **ENTRANCE HALL:**

#### **LOUNGE:**

Feature style fireplace. Laminate wood flooring. Storage area off.

#### **KITCHEN:**

Range of fitted upper and lower level units. Stainless steel sink unit. Plumbed for automatic washing machine. Part wall tiling. Floor tiling.

#### **BEDROOM (1):**

#### **BEDROOM (2):**

#### **BATHROOM:**

Modern white suite incorporating low level W.C., vanity wash hand basin and bath with shower attachment. PVC panelled walls.

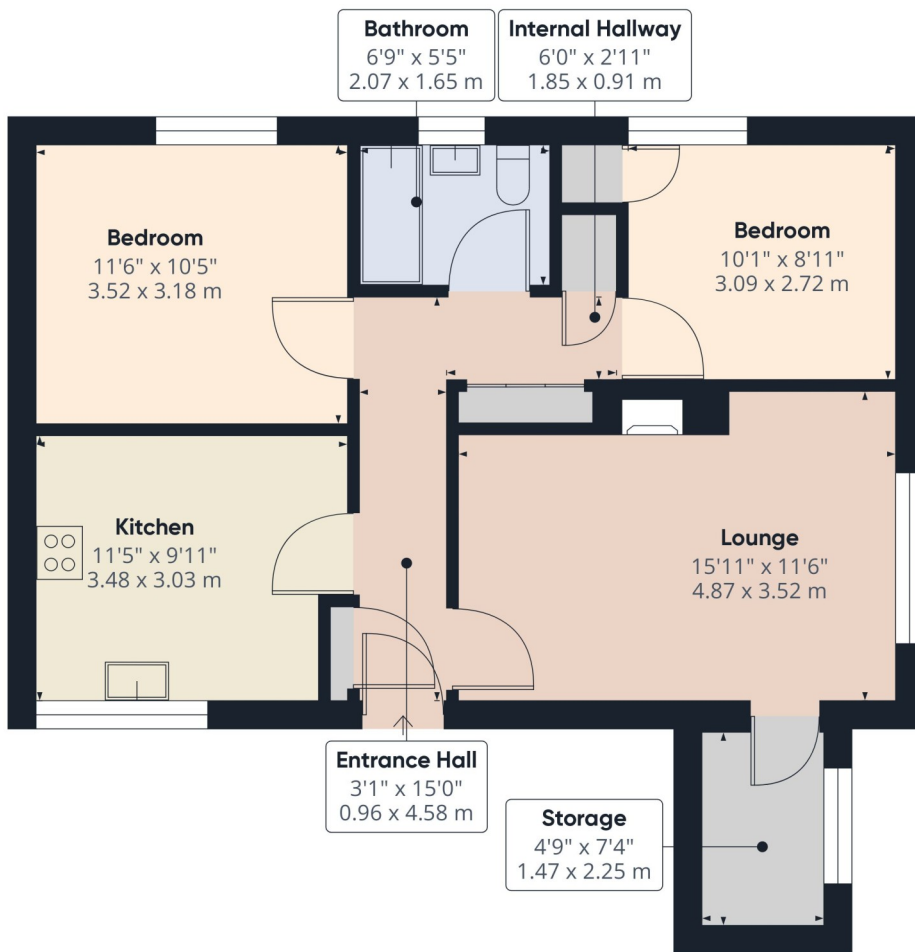
### **Outside**

#### **GARDENS:**

Enclosed rear garden.

Front area.





Approximate total area<sup>®</sup>  
653.8 ft<sup>2</sup>  
60.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



naea  
propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

028 2827 9477

2 Upper Main Street, Larne, BT40 1SX