



**Brian  
Todd**  
.co.uk

**3 Laharna Building, Main Street, Larne, BT40 1RG**

**Offers Around £74,950**

## KEY FEATURES

- **FIRST FLOOR APARTMENT**
- **OPEN PLAN LOUNGE/KITCHEN AREA**
- **ONE BEDROOM - EN SUITE SHOWER ROOM**
- **BATHROOM**
- **BALCONY**
- **GATED PARKING TO REAR**
- **CONVENIENT TO TOWN CENTRE AND ALL AMENITIES**
- **INTERCOM SYSTEM**
- **BEING SOLD WITH A SITTING TENANT**

Situated in this modern complex of apartments, this is a superb opportunity for the purchaser to acquire this first floor apartment.

Affording modern living the property comprises of a superb open plan lounge/kitchen, complete with an array of integrated appliances and balcony feature, master bedroom with en suite shower room and bathroom with white suite.

Complete with gated parking to the rear and intercom system, this is an excellent property not to be missed.

Further details and viewing is strictly through Agents.

## THE PROPERTY COMPRISES:

### First Floor

#### ENTRANCE HALL:

With storage and boiler housing off. Intercom system.

#### LOUNGE/KITCHEN: 29' 0" x 13' 0" (8.84m x 3.96m)

Superb open plan living area with balcony off. Modern fitted kitchen incorporating integrated gas hob, electric oven, extractor fan, dishwasher, washing machine and fridge/freezer.

#### MASTER BEDROOM: 13' 3" x 11' 3" (4.04m x 3.43m)

#### ENSUITE SHOWER ROOM:

Modern white suite incorporating low level W.C. and wash hand basin and separate shower cubicle.

#### BATHROOM:

Modern white suite incorporating panelled bath, low level W.C. and wash hand basin.

### Outside

Gated parking to rear.





**An excellent  
contemporary  
style apartment  
with lift access!**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	80   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.