



APARTMENT , BROWNDOD ROAD, LARNE OFFERS OVER £135,000

An apartment with the wow factor. Bright and spacious with a luxury finish and countryside views. A real credit to the current owners. Early viewing highly recommended.

First floor apartment.
Bright, generous living room, kitchen, diner.
Two bedrooms, master en-suite
Bathroom.
Attic space.
Underfloor heating.
Residents parking.
Communal garden space.
Countryside location with easy access to A8 for travel in all directions.

Parking options: Residents
Garden details: Communal Garden

Entrance hall

Bright and spacious entrance hall. Built in storage, recessed feature lighting and slingsby ladder to attic space. Fire glass fitted each side of door into living room.

Kitchen/lounge

w: 5.92m x l: 6.18m (w: 19' 5" x l: 20' 3")

A beautifully bright living space. Vaulted ceiling with velux windows. Solid oak flooring with underfloor heating. Large oak windows. Living area with feature fireplace with electric inset.
Black high gloss kitchen units with space for washing machine and tumble dryer/dishwasher. Laminate wood effect worktops, eye level integrated electric oven, four ring glass hob and black feature extraction fan. Integrated fridge freezer. Breakfast bar area and ample room for dining table.

Bathroom

w: 1.95m x l: 2.16m (w: 6' 5" x l: 7' 1")

White suite comprising of low flush w/c, pedestal wash hand basin and panelled bath. Fully tiled walls and flooring. Light up vanity mirror above sink.

Bedroom 1

w: 3.18m x l: 3.87m (w: 10' 5" x l: 12' 8")

Generous double bedroom with built in storage and large oak framed window. Laminate flooring.

En-suite

w: 0.59m x l: 1.21m (w: 1' 11" x l: 4')

White suite comprising of low flush WC and pedestal wash hand basin. Thermostatically controlled shower with glass doors.

Bedroom 2

w: 2.9m x l: 3.88m (w: 9' 6" x l: 12' 9")

Good double bedroom with built in mirrored slide-robos, Large oak framed window and laminate wood flooring.

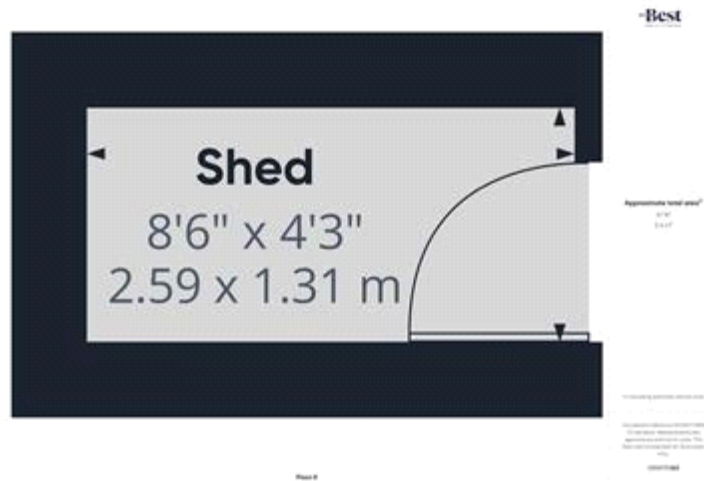
Outside

Communal parking to the front with mature shrubbery and bin storage.
Communal back garden laid to lawn. Storage shed with lighting.

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.







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.