



## LAHARNA BUILDING, LARNE OFFERS OVER £99,950

Beautifully presented Two bed apartment with a large balcony in Larne Town Centre.

Great positioned apartment within the block giving idyllic Church and Town views, plus looking to the water over Larne Lough and beyond.

Two Bedroom Town Centre Apartment  
Lift access  
Private gated car parking  
Large open plan kitchen / Living with great views  
Two generous Bedrooms ( master en suite)  
Separate Bathroom  
Very generous balcony from living room with great views  
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: Residents

**Entrance hall**

w: 2.02m x l: 4.16m (w: 6' 8" x l: 13' 8")

Clean and bright space

**Kitchen / Dining / Living**

w: 3.7m x l: 7.26m (w: 12' 2" x l: 23' 10")

Excellent open plan living space with picturesque views and 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, Four ring stainless steel gas hob, electric under oven , stainless steel extractor fan and space for washer / dryer.

**Bedroom 1**

w: 3.07m x l: 3.59m (w: 10' 1" x l: 11' 9")

Great size Double room with ensuite

**En-suite**

w: 1.84m x l: 2.06m (w: 6' x l: 6' 9")

Modern white suite comprising low flush WC, wall mounted sink, shower cubicle with thermostatically controlled shower fitting. tiled walls and flooring.

**Bedroom 2**

w: 3.03m x l: 3.44m (w: 9' 11" x l: 11' 3")

another good double

**Bathroom**

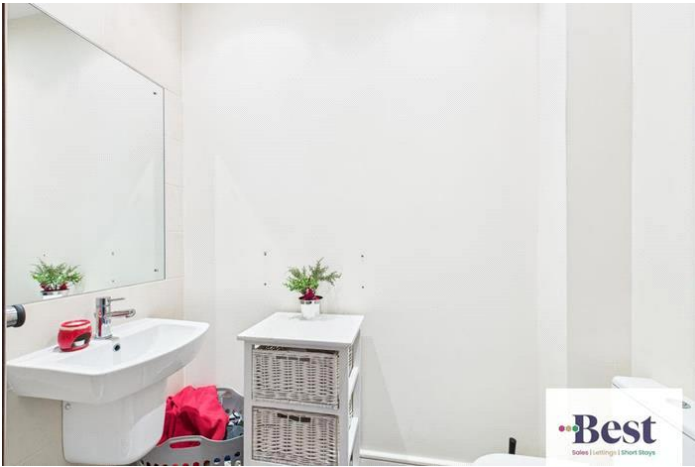
w: 2.18m x l: 1.84m (w: 7' 2" x l: 6' )

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

**Balcony**

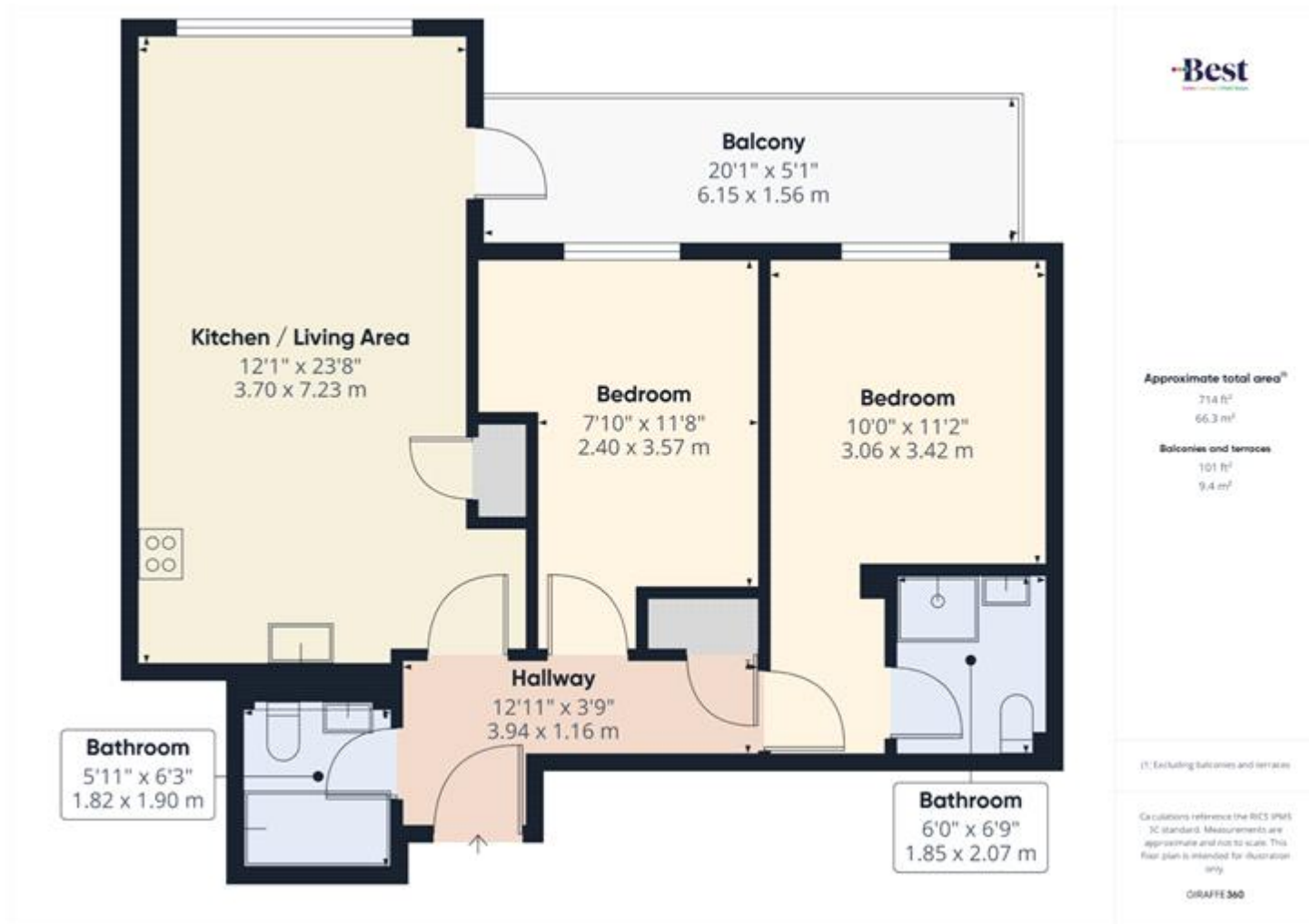
Generous balcony with glazed balustrade. Tiled flooring. Sun trap. Fab outlook











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/fittings 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.