

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, sans-serif font, set against a yellow triangular background.

FOR SALE

24 Exchange Road

Larne

Co Antrim

BT40 1RX

2 Bed Mid Terrace House extending to c. 39 sq m
(422 sq ft)

okt.co.uk



LOCATION

Larne is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and c. 20 miles east of Ballymena.

The property is located on Exchange Road and fronts onto Smiley Park within Larne Town Centre.

DESCRIPTION

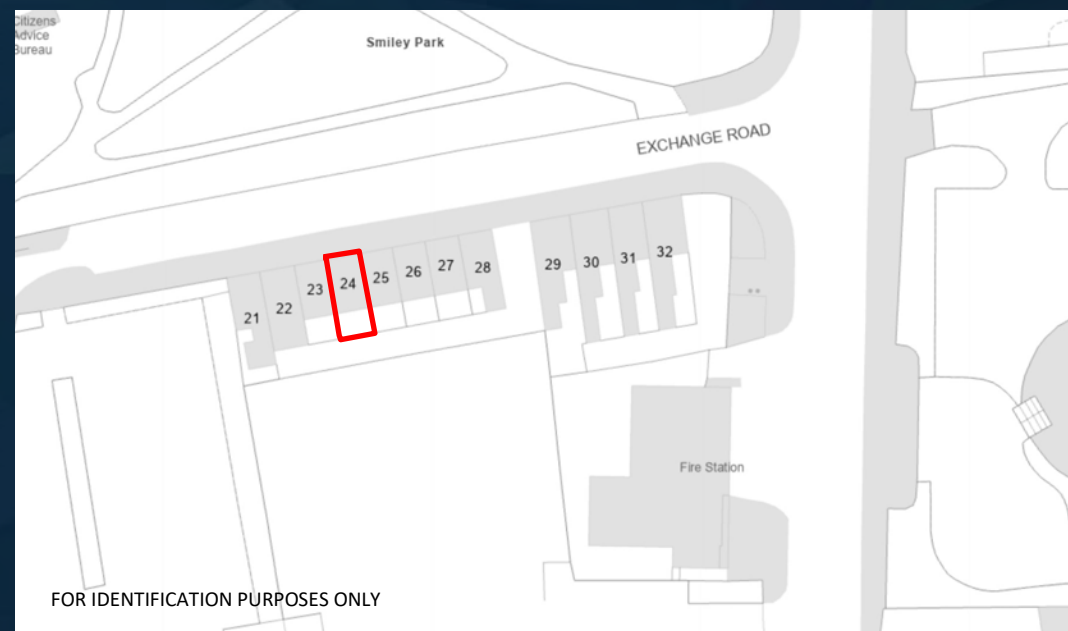
The subject comprises a 2-bed mid terraced property in need of renovation.

The accommodation includes a living room and kitchen on the ground floor with 2 no. bedrooms and bathroom on first floor.

The property benefits from double glazed UPVC windows throughout and has obvious refurbishment potential.

ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|-------------|--------------|
| GROUND FLOOR | | |
| Living Room | 10.8 | 116 |
| Kitchen | 9.8 | 105 |
| FIRST FLOOR | | |
| Bedroom 1 | 9.3 | 100 |
| Bedroom 2 | 6.6 | 71 |
| Bathroom | 2.7 | 29 |
| TOTAL ACCOMMODATION | 39.2 | 422 |



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

SALES DETAILS

PRICE: Offers in the region of £35,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

Capital value: £38,000

Estimated rates payable in accordance with LPS Website: £392.81.

All perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing Arrangements

Open viewings have been arranged for the following times:

Tuesday 11th February 2024 @ 4.00-5.00 p.m.

Tuesday 25th February 2024 @ 4.00-5.00 p.m.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

