



North Street, Horncastle

- Great OPPORTUNITY for FIRST TIME BUYERS or INVESTOR
- SPACIOUS 500 sq ft DOUBLE bedroom 1st floor flat
- REPLACEMENT ATC SunRay RF electric thermal modern energy efficient RADIATORS with integral LCD controls
- LOUNGE, MODERN fitted KITCHEN BREAKFAST room, UTILITY cupboard and STORAGE/ airing cupboard
- Master BEDROOM with OCTUPLE bank of BUILT IN WARDROBES: four doubles each with hanging rail and having a double cupboard over
- 999 YEAR LEASE from 7 June 1993, NO 'upward CHAIN', Council TAX BAND only an 'A'
- TWO allocated PARKING SPACES, adjacent to each other
- NEW flooring including carpets and wood effect ceramic tiling, SLIDING SASH windows
- MODERN SHOWER room with MONSOON and FLEXIBLE shower heads, low level SOFT CLOSURE toilet and pedestal hand basin with SINGLE MIXER tap
- EXTRAORDINARY convenient LOCATION for CENTRE of well serviced historic TOWN CENTRE

Price £85,000

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North Street, Horncastle

DESCRIPTION

Fantastic opportunity for first time buyers or investors is this spacious 500 sq ft (sts) double bedroom first floor flat with a 968 year lease and two allocated parking spaces, in an extraordinary convenient location for the centre of the well serviced historic market town of Horncastle and there is NO 'upward CHAIN'.

It also benefits from sliding sash windows, ATC SunRay RF electric thermal modern energy efficient replacement radiators with integral LCD controls, new flooring including carpets and wood effect ceramic tiling, has a 999 year lease from 7 June 1993, a likely rental value of £425 per calendar month producing a gross yield of 6% and is only a council tax band 'A', currently £1,370.25 gross annually.

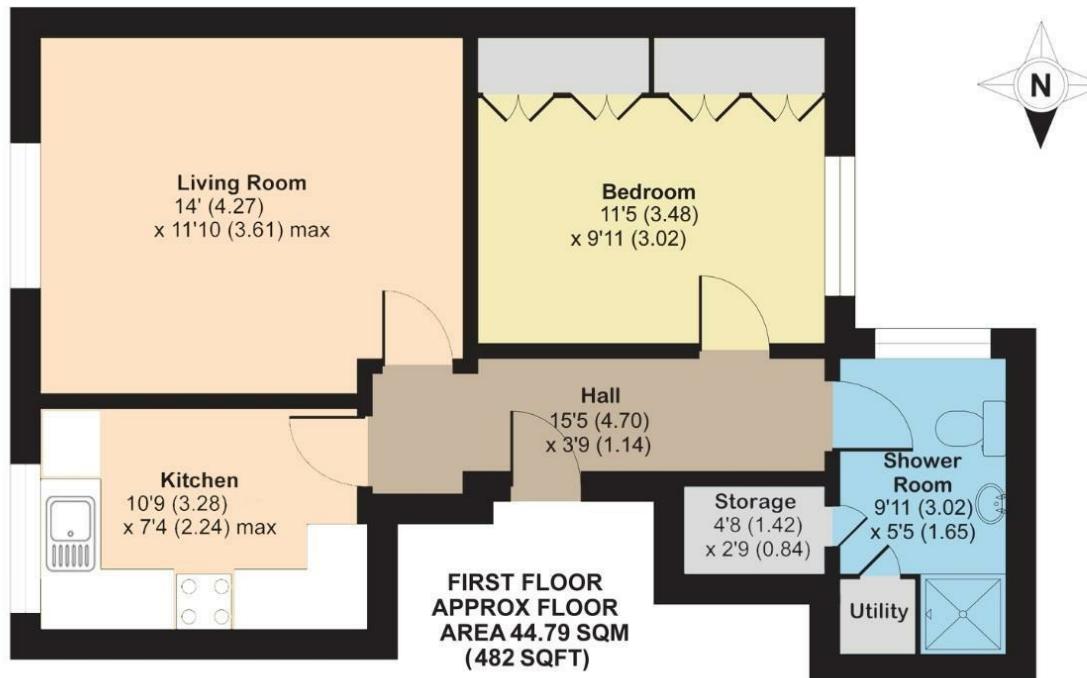
Entered via a wooden six panelled exterior period style door, the flat is on the first floor with its own private entrance and the property consists of hall (smoke alarm, access to roof void with storage space, intercom telephone for the downstairs front door, coat rack, and white six panelled doors off to the remainder of the property), lounge with ceiling and wall lights, modern fitted kitchen breakfast room (with block wood effect laminate worktops including breakfast bar, stainless steel and glass fronted electric oven with grill, four ring electric hob, stainless steel canopy hood extractor, and space for fridge freezer), master bedroom (including an octuple bank of built in wardrobes: four doubles each with hanging rail and having a double cupboard over), modern shower room (having fully tiled shower with monsoon and flexible shower heads and pivot door, low level soft closure toilet and pedestal hand basin with single mixer tap), in the shower room there is also the utility cupboard (with space and plumbing for washing machine with space over for condensing tumble dryer), and an airing/storage cupboard.

To the rear of the property there are two allocated parking spaces next to each other, accessed from adjacent Conging Street.





North Street, Horncastle, LN9



APPROX. GROSS INTERNAL FLOOR AREA 482 SQ FT 44.79 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

Tel: 01507 524910 Email:

horncastle@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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