



21 North Street, Horncastle, , LN9 5DX

- Great OPPORTUNITY for FIRST TIME BUYERS or INVESTOR, SPACIOUS 500 sq ft DOUBLE bedroom GROUND floor flat
- TWO allocated PARKING SPACES, adjacent to each other, COURTYARD with wall light
- NEW 2024 UPVC double glazed SLIDING SASH style rear windows and front SLIDING SASH windows with PROFESSIONAL secondary glazing (in a conservation area)
- Fitted KITCHEN with range of base and wall units, space for electric slot in cooker, fridge etc
- Master BEDROOM with QUINTUPLE bank of BUILT IN WARDROBES including 2 x DOUBLES

- 999 YEAR LEASE from 15 April 2025, NO 'upward CHAIN', Council TAX BAND only an 'A'
- EXTRAORDINARY convenient LOCATION for CENTRE of well serviced historic TOWN CENTRE
- 207 sq ft LOUNGE with ceiling light and 2 wall lights, feature display fireplace having electric coal living flame effect
- SHOWER UTILITY ROOM with fully tiled shower cubicle, pedestal hand basin with shaver light over, low level close coupled toilet, wall cupboard and space/plumbing for washing machine
- LARGE HALL with door entry intercom telephone and built-in DOUBLE fronted full height STORAGE/ airing cupboard

Price £70,000



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DESCRIPTION

Fantastic opportunity for first time buyers or investors is this spacious 500 sq ft double bedroom ground floor flat with a 999 year lease, two allocated parking spaces and a courtyard, 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 new 2024 UPVC double glazed sliding sash style rear windows and front sliding sash windows with professional secondary glazing (in a conservation area), night storage heaters on Economy 7, replacement internal doors, current electrical certification, door entry intercom telephone, ground rent of only £35 pcm that includes buildings insurance, a likely rental value of £500 per calendar month producing a gross yield of 8.5% and is only a council tax band 'A'.

The building is entered via a wooden six panelled period style door and the flat is on the ground floor with its own private entrance and consists of hall (having smoke alarm, intercom telephone for the main front door, coat rack, white six panelled doors off to the remainder of the property and slatted wooden doors to built-in double fronted full height storage/ airing cupboard), 207 sq ft lounge (with ceiling light and 2 wall lights), fitted kitchen (with range of base and wall units, space for electric slot in cooker, fridge etc), shower utility room (with fully tiled shower cubicle, pedestal hand basin with shaver light over, low level close coupled toilet, wall cupboard and space/plumbing for washing machine) and the master bedroom (with quintuple bank of built-in wardrobes including 2 x doubles).

To the rear of the property there are two allocated parking spaces next to each other, and courtyard with outside light, all accessed from adjacent Conging Street.

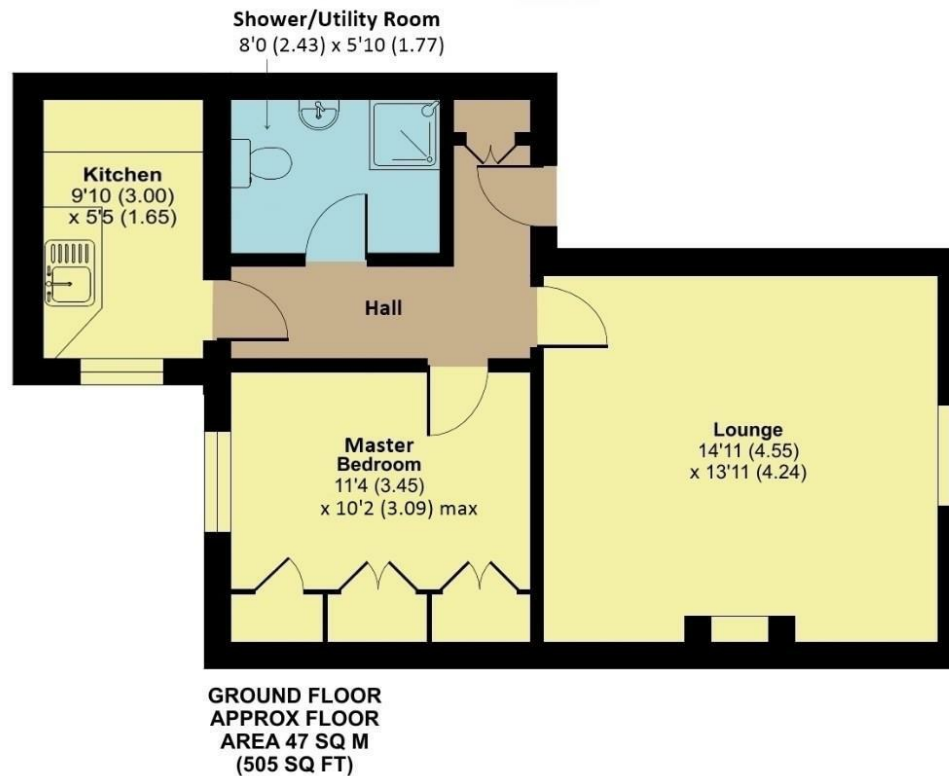
The purchaser will have a fifth share in the Management Company to have their say on any future building works etc. & have control of future fees.





North Street, Horncastle, LN

Approximate Area = 505 sq ft / 47 sq m For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1271348

Viewings

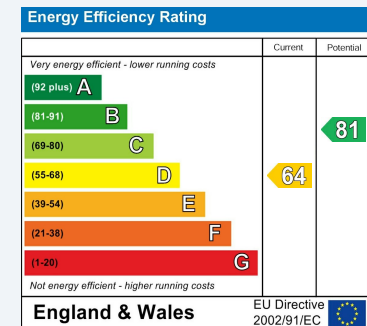
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.