



## FLAT 2 8 HIGH STREET HORNCastle, LN9 5BL

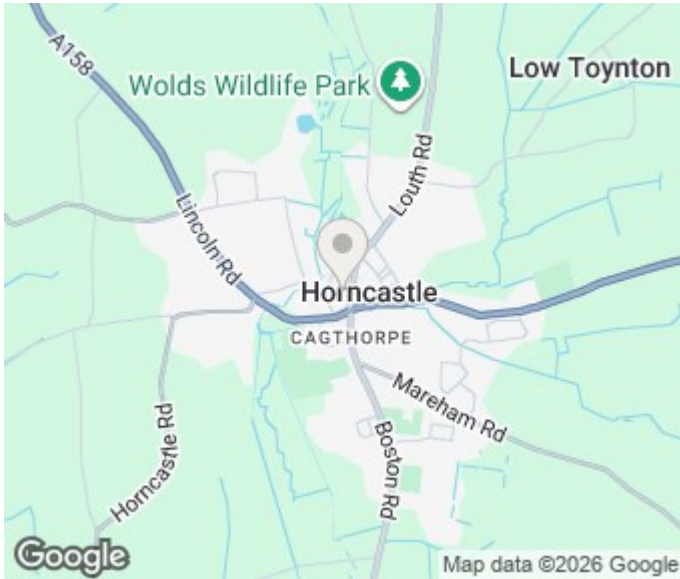
£700 PCM

An opportunity has arisen to rent a LARGE TWO BEDROOM APARTMENT nestled in the centre of the Georgian Market Town of Horncastle.


Horncastle has a mix of retail, leisure and commercial facilities and is within a short cars journey to the Historic City of Lincoln and its wider range of services. Horncastle is also known as the gateway to the Lincolnshire Wolds designated as an Area of Outstanding Natural Beauty. The sandy Lincolnshire Coast is close by. The Apartment is approached through a communal arch just off the High Street, accessed through its own large front door with porch.

The accommodation comprises: GROUND FLOOR: ENTRANCE HALL large enough to store a bicycle or similar with stairs leading to: FIRST FLOOR: Leading to the Kitchen and Lounge. KITCHEN with new eye and base level units, electric oven, hob and extractor, stainless steel sink unit with cupboard below and washing machine space, boiler cupboard and ample room for dining;

**BELL**



**EPC Rating: C    Council Tax Band: A**

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | 77  | 77        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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