



## THE FLAT, 18A BULL RING HORNCASTLE,, LN9 5HU

£725 PCM

THIS FIRST/SECOND FLOOR FLAT IS LOCATED in the centre of this popular market town with easy access to local amenities. This three story flat offers the following accommodation:

ENTRANCE HALL Stairs to first floor landing; LOUNGE/DINING ROOM With gas fire; KITCHEN with fully fitted with base units to worktops and wall cupboards including integrated electric oven, hob and extractor fan; BEDROOM 1 double with fitted wardrobe to alcove; BEDROOM 2 Double with fitted wardrobe; BEDROOM 3 single; BATHROOM with white suite comprising w.c., hand basin and bath with over shower. Carpets; Gas fired central heating  
NO PETS ; NO SMOKERS

**BELL**



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

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

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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