

**FLAT 4 21 NORTH STREET
HORNCastle, LN9 5DX**

**£75,000
LEASEHOLD**

This one-bedroom flat occupies a bright, first floor position to the centre of Horncastle; providing well-presented accommodation with a modern feel. Boasting two dedicated parking space to the rear courtyard, Flat 4 comprises entrance hallway, living room, kitchen, bedroom and bathroom.

The property is subject to a service charge, currently approx.: £35 p c m.



BELL

Kitchen
8'3" x 9'9"
2.54 x 2.98 m

Living Room
14'3" x 14'0"
4.34 x 4.27 m

Bathroom
4'7" x 9'7"
1.42 x 2.93 m

Hallway

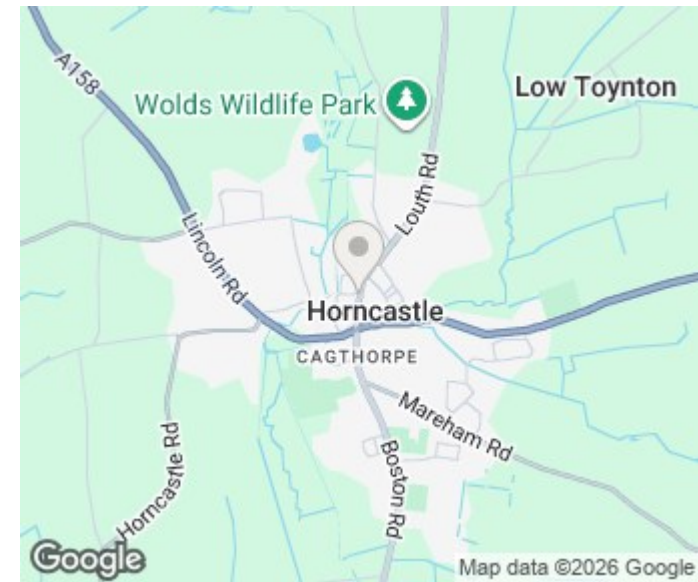
Bedroom
13'10" x 14'11"
4.24 x 4.56 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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