



***Flat 1, 5 Bridge Street,
Horncastle, LN9 5HZ
Offers Around £99,995 Invited***



- Second Floor Apartment
- Spacious Accommodation
- 2 Bedrooms, Bathroom
- Lounge, Fitted Kitchen, Utility
- Communal Gardens
- Prime Central Location

Walters are pleased to offer to the market this extremely spacious, well maintained and appointed second floor two bedroom apartment, situated in the town centre and has the benefit of gas fired central heating and the use of a communal garden.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk





This second floor apartment will eventually be part of eight other well appointed apartments having its own access with only one other apartment and is held on a 999 year lease from 2015 with a current ground rent of £50 per annum, service charge of £125 per annum and insurance of £149.78 for the financial year ending 31/3/21.

The accommodation has newly fitted carpets throughout and briefly comprises:

COMMUNAL GROUND FLOOR ENTRANCE With staircase to the first and second floors where the apartment is located.

INTERNAL HALLWAY With radiator, wall thermostat, wall mirror and coats rail.

LOUNGE 15' 8" x 14' 0" (4.78m x 4.27m) Situated to the rear with uPVC sealed double glazed side and rear window, feature free standing fire surround and hearth with fitted coal effect electric log burner, two radiators, telephone point, TV leads, recess with shelving over.

KITCHEN 11' 0" x 8' 8" (3.35m x 2.64m) Having stainless steel 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with wall cupboards over. Corner carousel unit with chopping board over, built-in electric oven and grill with four ring gas hob over, free standing fridge and separate freezer under worktops, radiator and Ideal gas fired wall mounted combination boiler.



SMALL UTILITY With worktops and space and plumbing under for washing machine, wall cupboard over and door to:

BATHROOM 7' 6" x 5' 8" (2.29m x 1.73m) Having panelled bath with shower over with side screen, pedestal hand basin and low level WC. Heated towel rail, wall mirror and part tiled walls.



BEDROOM ONE 13' 0" x 12' 8" (3.96m x 3.86m) Having radiator and double glazed window overlooking the town.

BEDROOM TWO 9' 6" x 8' 0" (2.9m x 2.44m) With radiator and secondary double glazed window with views over the town.

SECURE GENERAL STORE ROOM There is a large bin store and general store area solely for this apartment situated on the ground floor and to the rear.



COMMUNAL GARDENS Are yet to be finished but will be available by the end of 2022.

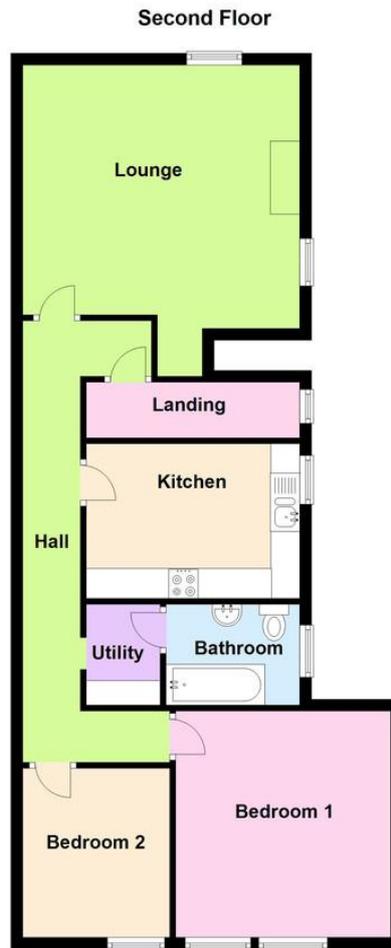
OUTGOINGS - The property is situated within the East Lindsey District Council and we are advised is in Property Band A.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the newly fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		7.5
(39-54)	E	5.5	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	