



- Second Floor Apartment
- 29'0 Lounge Diner
- Newly Fitted Kitchen
- 2 Bedrooms & En-Suite To Master

- Intercom Entry & Allocated Parking
- Allocated Parking
- INVESTMENT OPPORTUNITY!
- No Chain!

Vernon Street, High Street, LN5 7QD,
£224,950





INVESTMENT OPPORTUNITY! Being offered for sale in the highly sought after grade II listed Crown Mill just off the High Street in Lincoln. This immaculately presented second floor apartment which is in the windmill itself and offers accommodation comprising of 29'0 open plan living space along with a brand new fitted kitchen, 2 good sized bedrooms, master benefitting from an ensuite bathroom and a further bedroom with storage. Further benefits of the property includes intercom entry system and allocated parking. Viewing is essential. Call today to arrange a viewing. Council tax band: A. Leasehold.



Open Plan Living

Having 3 double glazed windows, exposed brick, beams to ceiling, hard oak flooring and 2 electric radiators.

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

Having double glazed window rear aspect, electric radiator, a range of eye and base level units with counter worktops, built-in hob with extractor over, oven, freestanding white goods (negotiable), stainless steel sink and drainer unit, tiled walls and vinyl flooring.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

Having low level WC, wash hand basin, panelled bath, vinyl flooring and tiled walls.

Bedroom 1

15' 8" x 14' 3" (4.77m x 4.34m)

Having 3 wooden double glazed windows to side aspect, built-in storage cupboard housing water cylinder, wooden flooring and electric radiator.

Bedroom 2

15' 8" x 9' 8" (4.77m x 2.94m)

Having wooden double glazed window to side aspect, wooden flooring and electric radiator. Leading into:

En-Suite Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Having wooden double glazed window to side aspect, shower cubicle, wash hand basin, low level WC, tiled flooring and tiled walls.

Outside

The property benefits from 1 allocated parking space.

Agents Note

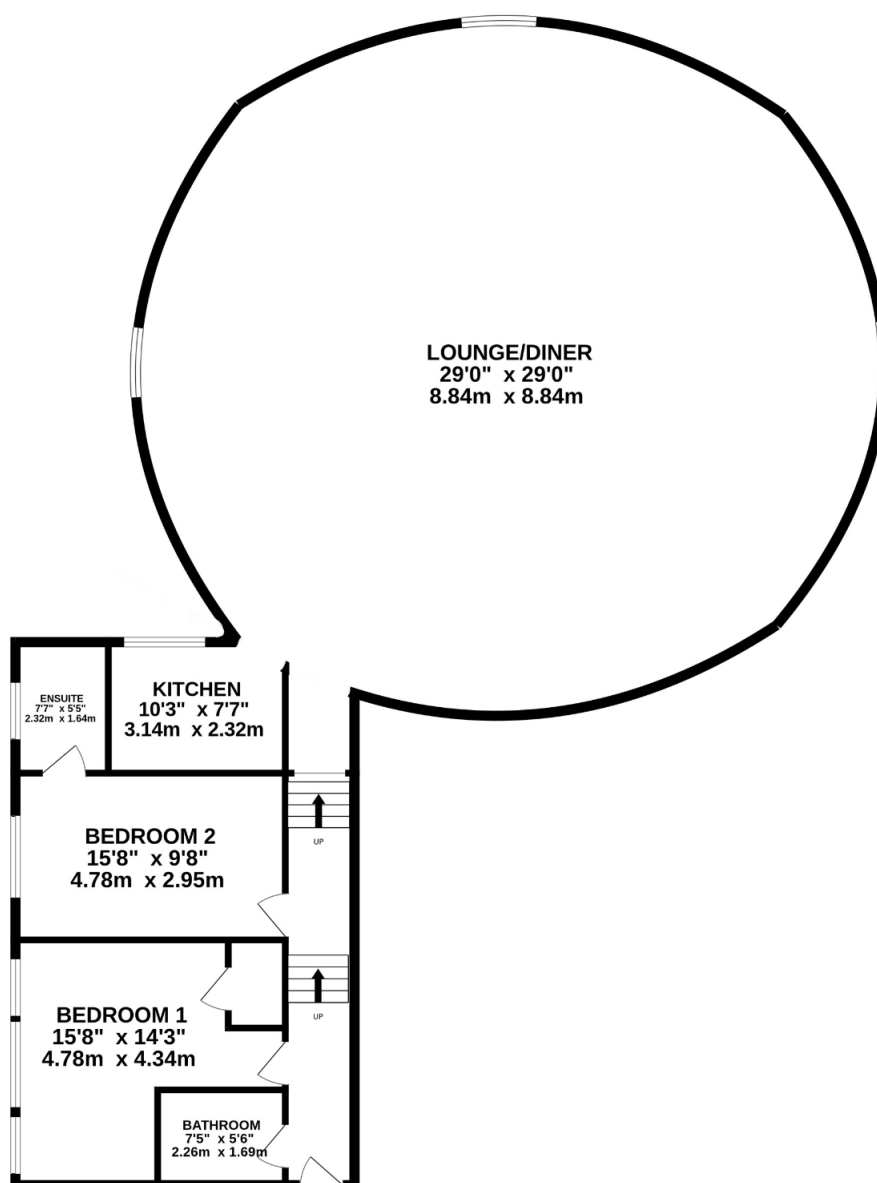
Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

Agents Note 1

There is 969 years remaining on the lease. Service charge of £164.47 pcm. Please contact Starkey&Brown for more information.



GROUND FLOOR
2144 sq.ft. (199.2 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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