



- 2 Double Bedroom Apartment
- 104 Square Meters
- Dining Room & Lounge
- Kitchen With AEG Oven

- 4 Piece Bathroom Suite
- Gated Parking
- City Centre Location
- Early 1800's Grade II Listed Mill

Crown Mill, High Street, LN5 7QD,  
£158,000





This beautifully presented two-bedroom apartment is located within the historic Crown Mill on Vernon Street, an 1800s Grade II listed former corn mill converted in 1993. The building blends period charm with contemporary living and the apartment is positioned on the second floor. Measuring approximately 104 Sqm and presenting a wealth of character, the apartment offers open plan living and 2 double bedrooms while having modern comforts throughout. Upon entering, you are welcomed into a welcoming entrance hall leading to an inviting open-plan living area with dining room and kitchen. The lounge and dining space is has an abundance of natural light, and features cosy interiors that enhances the warmth and style of the room. The adjoining modern kitchen is fitted with a range of eye and base level units, a built-in hob with extractor, a newly fitted AEG integrated oven, and a stainless steel sink with drainer. The apartment boasts two well-proportioned bedrooms and an accompanying stylish four piece bathroom that serves the apartment. Additional amenities include a secure intercom entry system for peace of mind, as well as an allocated parking space within a gated access area. The property is ideally situated just off Lincoln High Street, providing convenient access to a wide range of shops, restaurants, and cultural attractions, making it a perfect choice for professionals, first-time buyers, or investors. This charming apartment presents a rare opportunity to own a home that combines historical significance with modern convenience in the heart of Lincoln's city centre. Council tax band: A. Leasehold. A



### Entrance Hallway

Features consumer unit, airing cupboard with shelving and access to living accommodation.

### Dining Room

16' 4" x 10' 2" (4.97m x 3.10m)

Having window to the front aspect, electric heater and opening out to living room and kitchen.

### Living Room

11' 6" x 14' 6" (3.50m x 4.42m)

Having 2 windows to the front aspect and electric heater.

### Kitchen

16' 5" x 7' 2" (5.00m x 2.18m)

Having a range of eye and base level units with counter worktop, sink and drainer unit, a newly fitted AEG oven and an electric heater.

### Bedroom 1

15' 1" x 10' 8" (4.59m x 3.25m)

Having window to the side aspect and electric heater.

### Bedroom 2

14' 7" x 11' 6" (4.44m x 3.50m)

Having a window to the side aspect and electric heater.

### Bathroom

10' 9" x 8' 2" (3.27m x 2.49m)

Having a 4 piece suite comprising of panel bath, vanity handwash basin unit, low level WC, shower cubicle with tiled surround, tiled floor and electric radiator.

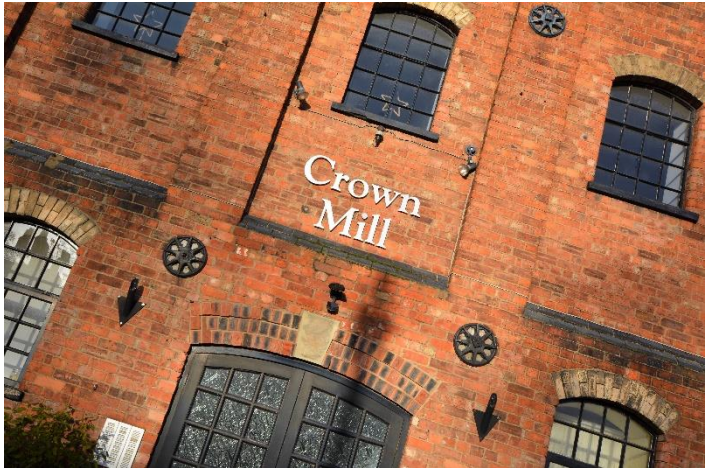
### Rear

Outside to the rear is an allocated parking space for 1 vehicle, access via remote controlled electric gates.

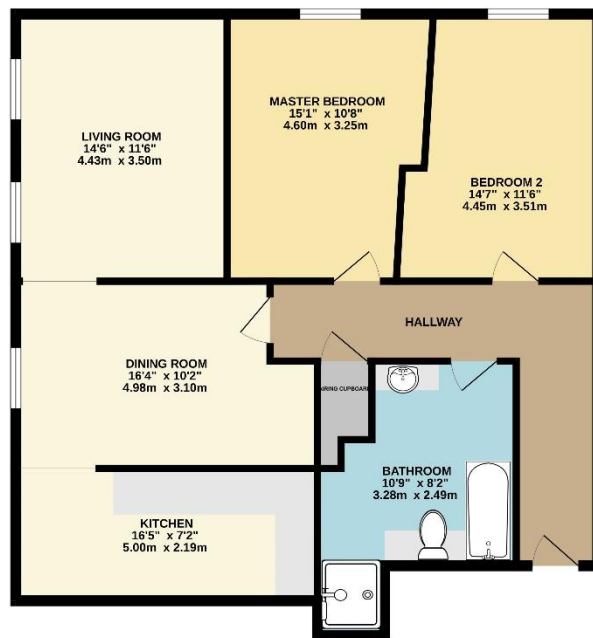
### Agents notes

This property comes with a lease of 964 years and a service charge of £2500 per annum, this can be paid monthly or annually.





GROUND FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



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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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