



- Top Floor Duplex Apartment
- Stunning City & Cathedral Views
- 2 Good Size Bedrooms
- 21'3" Open Plan Living Area

- 4 Piece Bathroom
- Private Car Parking
- Close To City Centre
- No Onward Chain!

The Old Mill, Princess Street, LN5 7QL,
£125,000





Starkey&Brown is pleased to offer for sale this spacious top-floor duplex apartment with stunning views of Lincoln city and Lincoln Cathedral. Accommodation briefly comprises entrance hallway, 21'3" open plan living area, first floor landing, 2 good sized bedrooms, bathroom with 4 piece bathroom suite and private loft space. The property also benefits from communal facilities to include parking within a private car park, laundry with washing and drying facilities, a lift and intercom entry system. Call today to view. Council tax band: A. Leasehold.



Entrance Hallway

Having front entrance door, telephone entry intercom system, electric wall heater and stairs rising to first floor.

Open Plan Living Area

21' 3" x 13' 10" (6.47m x 4.21m)

Having lounge area with 2 windows offering city and Cathedral views, exposed wooden flooring and a electric wall heater.

Kitchen Area

Having a range of matching wall and base units, built-in oven, hob and cooker hood, space for full height fridge freezer and plumbing for washing machine.

First Floor Landing

Having large storage cupboard with steps leading to surprisingly spacious loft space with loft light.

Bedroom 1

14' 1" x 10' 0" (4.29m x 3.05m)

Having 2 windows with stunning city and Cathedral views and electric wall heater.

Bedroom 2

12' 5" x 8' 0" max (3.78m x 2.44m)

Having window with views over local rooftops and beyond, large built-in storage cupboard and electric wall heater.

Bathroom

Having spacious 4 piece suite comprising panelled bath, tiled shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, heated towel rail, LED downlights and extractor.

Communal Facilities

The property benefits from parking within a private car park, lift, laundry area to include washing and drying facilities. Lockable communal bike storage area.

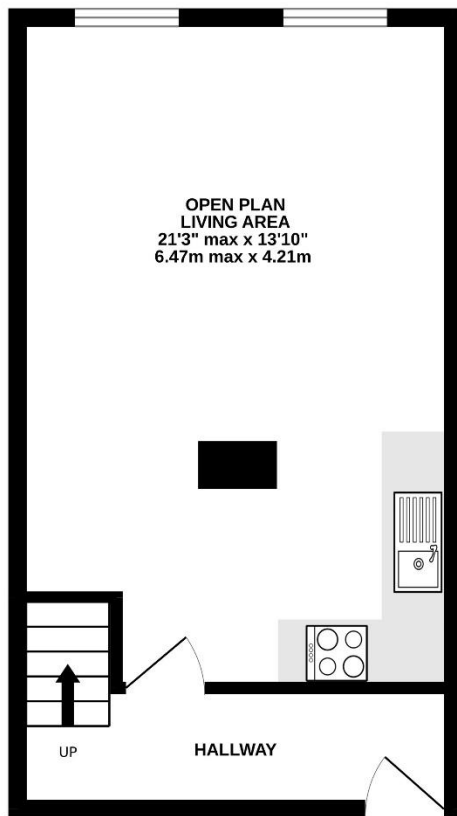
Agents Note

The property benefits from 999 year lease which commenced in January 1988. Service charge are payable for the maintenance of communal facilities and amounts to £1,835.75 per year or £152.98 per month.

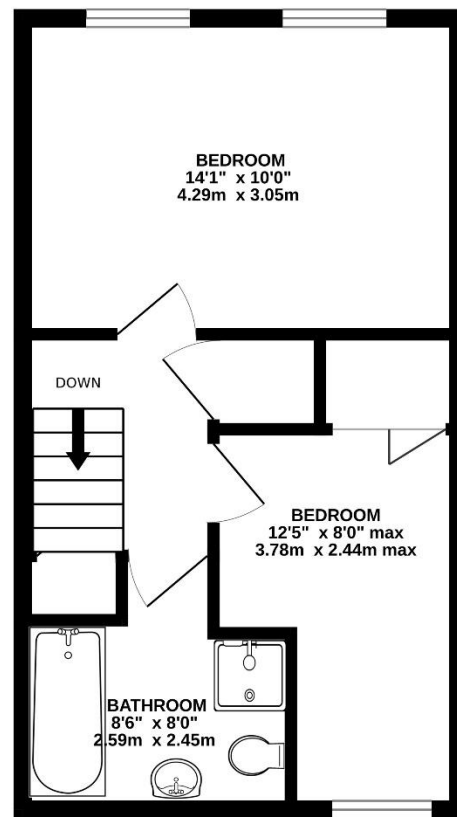




GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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