



- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Living
- 3 Piece Bathroom Suite

- Allocated Parking
- Secure Communal Areas & Gated Development
- City Centre Location
- Grade II Listed Mill

Vernon Street, High Street, LN5 7QD,
£160,000





Offered for sale with no onward chain is this city centre ground apartment. Located in a converted grade II listed old mill is this 2 bedroom apartment offering open plan living and charming features. There is a large entrance hall with stepped access into the living space, whilst also having 2 bedrooms which benefit from the use of a 3 piece bathroom suite. Having secure communal areas, gated development with allocated parking the property makes for an ideal city centre living. Being within walking distance to a wealth of amenities which include Lincoln's High Street, popular commercial and shopping area, The University of Lincoln and Lincoln bus and train station. To arrange a viewing contact Starkey&Brown. Council tax band: A. Leasehold.



Entrance Hall

Having front door entry with access to 2 bedrooms, family bathroom, stepped access into open living space. A wall mounted consumer unit.

Open Plan Living & Kitchen

26' 8" max x 13' 1" max (8.12m x 3.98m)

Living Space

Having window to front aspect and electric heater. Dining space and access into kitchen.

Kitchen

Having a range of base and eye level units with counter worktops, built-in oven with hob and extractor hood over, window to front aspect, sink and drainer unit.

Bedroom 1

8' 4" x 8' 8" (2.54m x 2.64m)

Having 1 single window to side aspect and a electric heater.

Bedroom 2

7' 9" x 10' 11" (2.36m x 3.32m)

Having single window pane to side aspect and a electric heater.

Bathroom

6' 2" x 11' 2" max (1.88m x 3.40m)

Having a 3 piece suite comprising of panelled bath with shower head over, low level WC, pedestal hand wash basin unit and airing cupboard housing the hot water cylinder.

Agents Note 1

The property comes with 1 allocated parking space with electric gate entry and telecom entry system.

Agents Note 2

The property has a service charge which is £2,500 per annum. With Peppercorn ground rent and free lease.

Agents Note 3

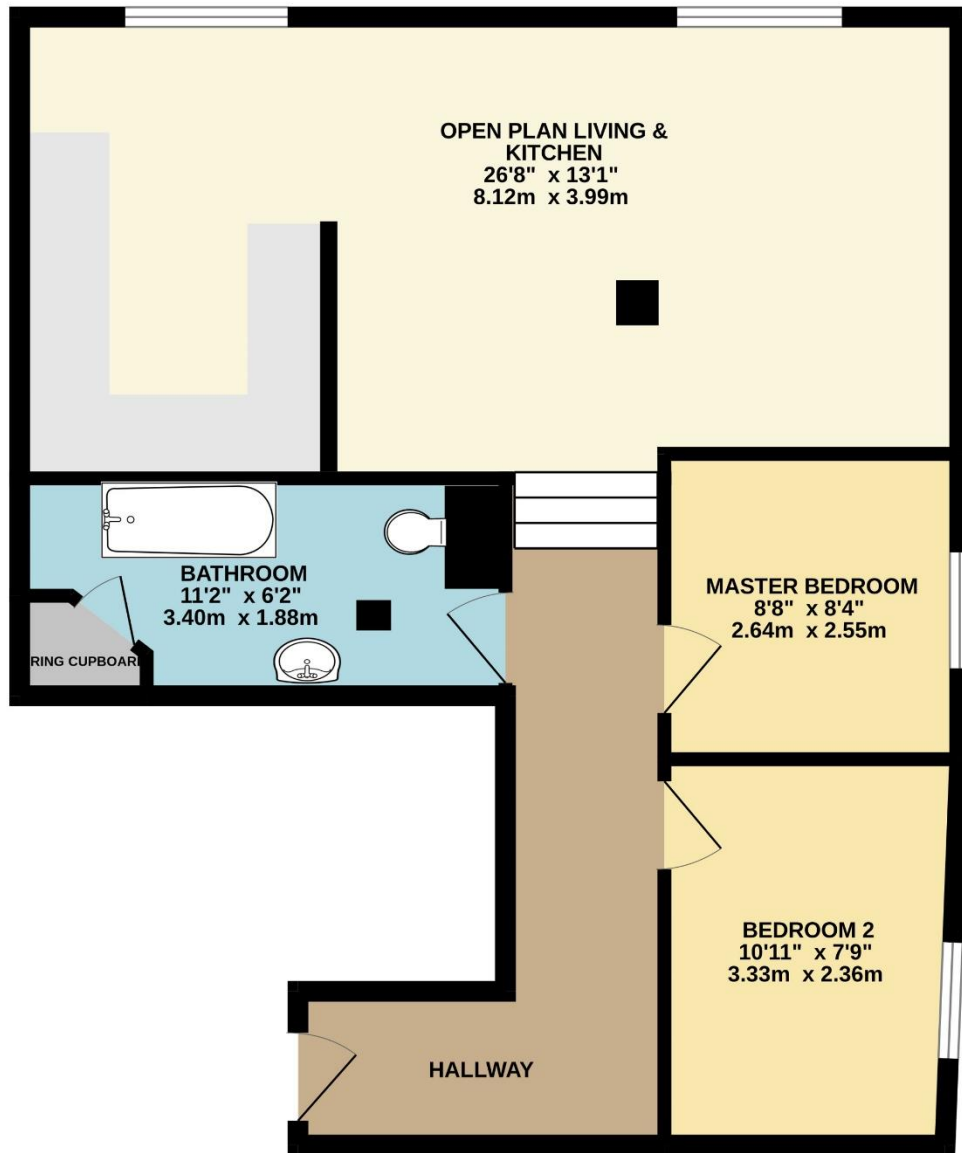
Length of lease is 999 from 1993.

Agents Note 4

The property is grade listed II and was converted in 1993.



GROUND FLOOR



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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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