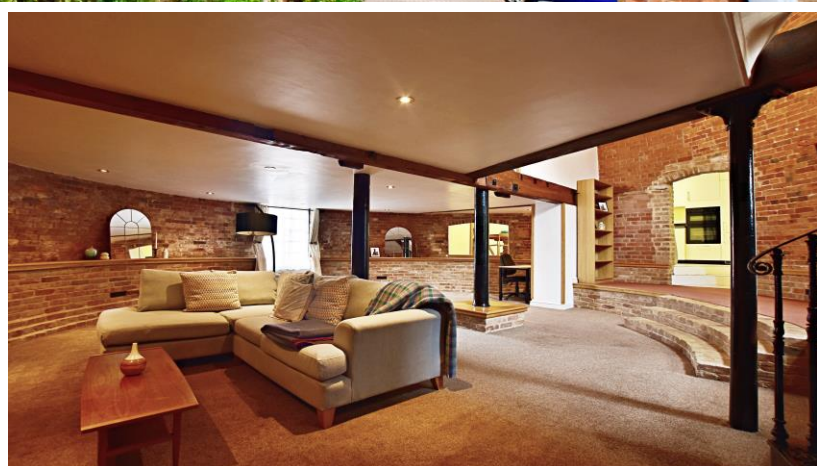




- Grade II Listed Apartment
- Approx 140 Sqm Duplex Apartment
- Large Ground Floor Living Space
- 2 Double Bedrooms

- Stylish First Floor Shower Room
- Kitchen Diner
- Allocated Parking
- NO ONWARD CHAIN

Crown Mill, Via Princess Street, Lincoln, LN5 7QD
£225,000 Leasehold





One of the largest apartments in the Crown Mill development, is this duplex 2 double bedroom apartment made available for sale with no onward chain.

Measuring approximately 140 Sqm, the property boasts unique interiors over two floors which come from the original mill which was built in the late 1840s as a five sail mill and thought to be the second largest mill in the country. Converted in the early 90's the Grade II Listed mill has been a staple landmark in the city of Lincoln for many years.

The apartment is located on the ground floor and is located at the base of the mill resulting in an expansive floorspace where modern and period charm combine to create an outstanding living environment. Upon entering the property you are welcomed by an 14ft high vaulted ceiling with elegant spiral staircase.

The main living room makes for an enjoyable and cosy space. Furthermore, there is a modern kitchen diner with a full range of kitchen appliances. Rising to the first floor with recently fitted carpets. There are two double bedrooms with built in wardrobes and exposed brick walls.

Completing the property is a stylish shower room and ground floor WC. Furthermore, the property comes with allocated parking.

Located off the main high street of Lincoln city centre, the apartment is within walking distance to all the major amenities in Lincoln as well as landmarks such as; Lincoln Cathedral, Brayford Marina, University of Lincoln and Lincoln County Hospital.

As a leasehold property, the property comes with Management charge of £180.40 per month which includes service charge, ground rent and building insurance. With a lease length of 964 remaining from 1st January 1990.

For further details and viewing requests please contact Starkey&Brown. Council tax band: A. Leasehold.



Living Room Diameter

Having a split level entrance from front door, feature vaulted ceiling height with spiral staircase to the first floor. Multiple power points, three electric heaters, two double glazed windows at varying heights and structural columns.

Kitchen Diner

8' 9" min x 20' 1" max (2.66m x 6.12m)

Having a range of eye and base level units with integrated appliances such as; double oven, 4 ring NEFF hob and extractor over, fridge freezer and space and plumbing for further appliances. Ample cupboard/storage to the back of the kitchen. Additional access to two storage cupboards.

Downstairs WC

Featuring a tiled surround, low level WC, pedestal hand wash basin unit and airing cupboard with hot water cylinder and shelving.

Mezzanine Landing

Which overlooks the main living area. Giving access to two double bedrooms, feature staircase and structural column.

Bedroom 1

16' 10" max x 9' 10" max (5.13m x 2.99m)

Includes built in wardrobe, bedroom furniture, electric heater and a double glazed window

Bedroom 2

16' 9" max x 10' 0" max approx (5.10m x 3.05m)

Having a built in wardrobe, electric heater and double glazed window.

Bathroom

Features a stylish three piece suite comprising of walk in shower arrangement, vanity hand wash basin and low level wc. Also featuring built in storage, illuminating LED mirror and extractor fan.

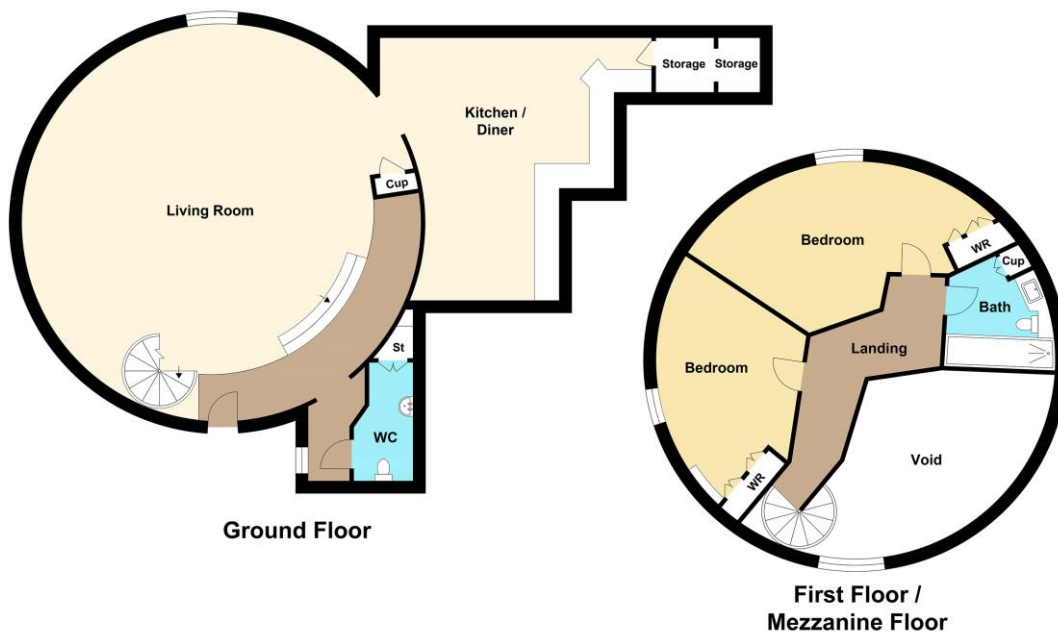
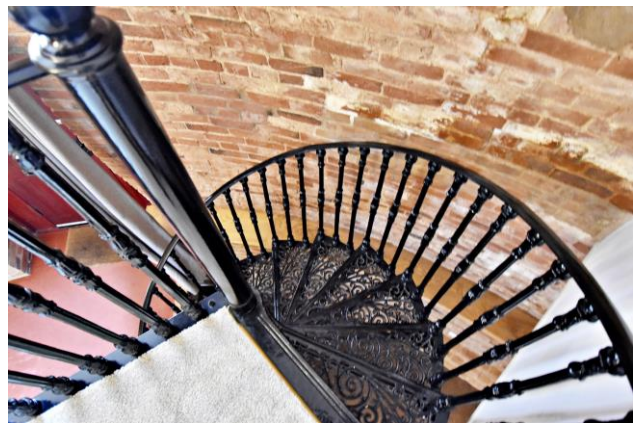
Parking

Having allocated parking for one vehicle.

Outside

The property benefits from a private access door. Access to the communal space which includes a bicycle store.





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

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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