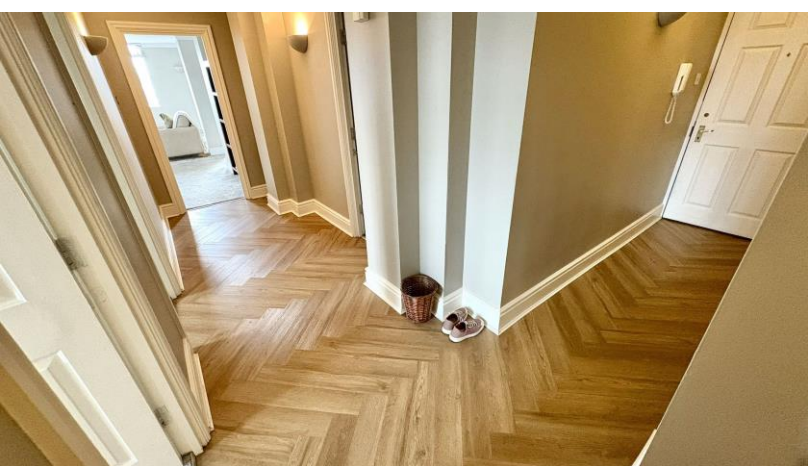


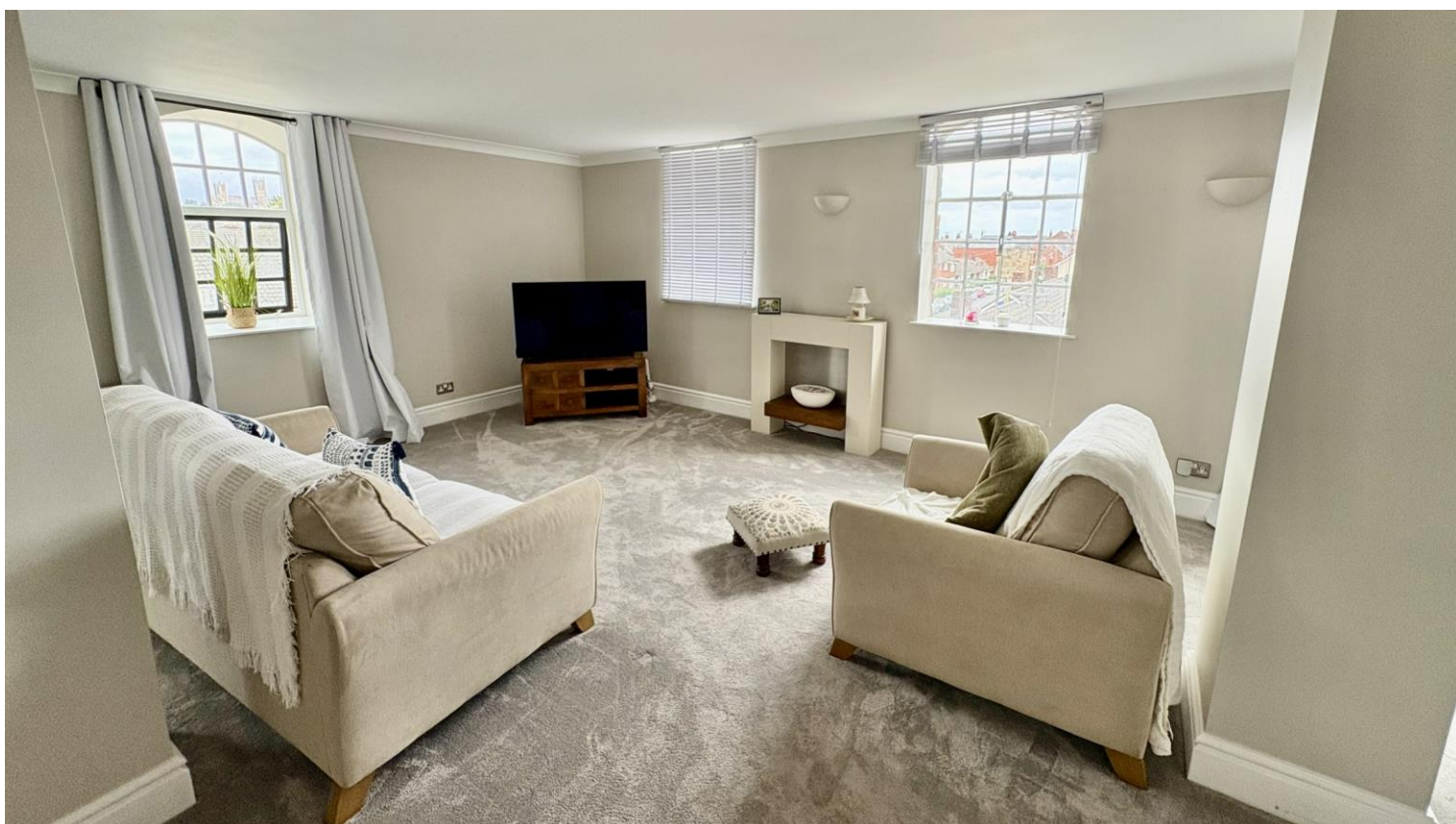


- Two Bedroom Apartment
- 26ft Lounge/Diner
- Additional Study
- Two Bathrooms

- Immaculately Presented
- Sought After Location
- Allocated Parking Space
- Call Today To View!

Crown Mill, Vernon Street, LN5 7QD
Offers Over £200,000 - Leasehold





TWO BEDROOM APARTMENT WITH ADDITIONAL STUDY! Beautifully presented apartment set within the sought after Crown Mill development, just off Vernon Street in Lincoln city centre. This property offers a balance of character and contemporary living. Accommodation briefly comprises of 2 double bedrooms, an additional study ideal for working from home, a family bathroom and a separate shower room. The heart of the home there is a 26ft open plan lounge/diner area flowing into the stylish contemporary kitchen completed with integral appliances. Further benefits of the property includes off street parking, additional parking space and a secure intercom entry system. The location is walking distance from many amenities and Lincoln High Street. These include off licenses, cafes, schooling at primary level, bus and train station. Council tax band: A. Leasehold.



Entrance Hall

Telecom entry system, laminate wood effect flooring, coved ceiling, and 1 storage heater. Access to:

Open Plan Living

19' 5" x 26' 0" max (5.91m x 7.92m)

Cathedral views, 2 storage heaters, 5 external windows, and a coved ceiling. Access to:

Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

Having a range of base and eye-level units with counter worktops, an integrated washing machine, a fridge freezer, and a newly fitted range cooker.

Bedroom 1

12' 6" x 12' 7" (3.81m x 3.83m)

Having a storage heater, a coved ceiling, and a window with Cathedral view.

Bedroom 2

10' 2" x 12' 7" (3.10m x 3.83m)

Electric Dimplex heater, coved ceiling, and window with Cathedral view.

Study

14' 8" x 12' 5" (4.47m x 3.78m)

Walk-in wardrobe measuring 6'1" x 6'6" (1.85m x 1.98m) and a storage heater.

Bathroom

6' 11" x 10' 2" (2.11m x 3.10m)

Having a bathtub, a low-level WC, a pedestal hand wash basin unit, an extractor unit, and a storage cupboard.

Second Bathroom

6' 0" x 8' 1" (1.83m x 2.46m)

Having a shower cubicle, low-level WC, pedestal hand wash basin unit, extractor unit, and a hot water cylinder.

Agents Note 1

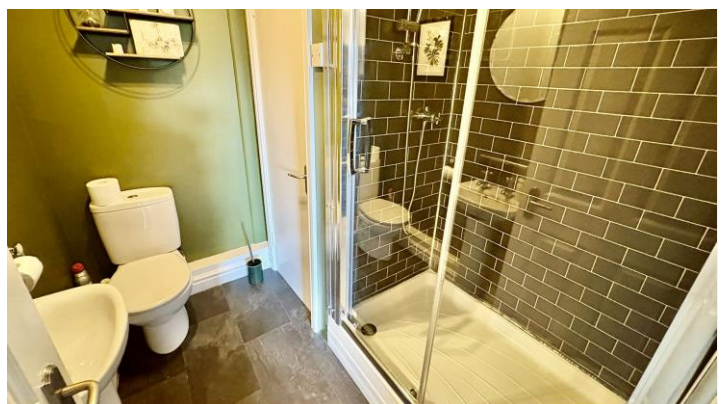
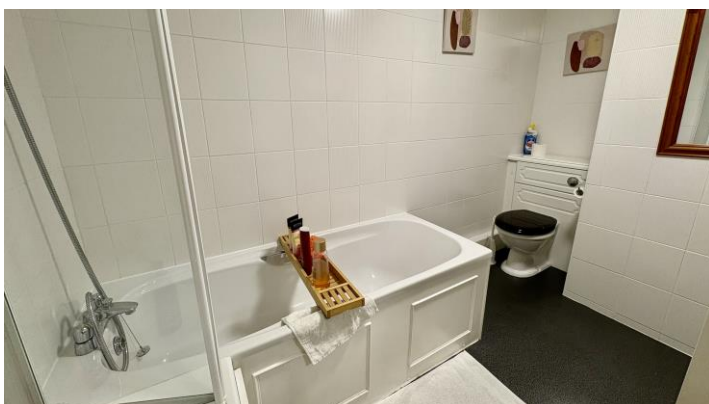
The property comes with 1 allocated parking space.

Agents Note 2

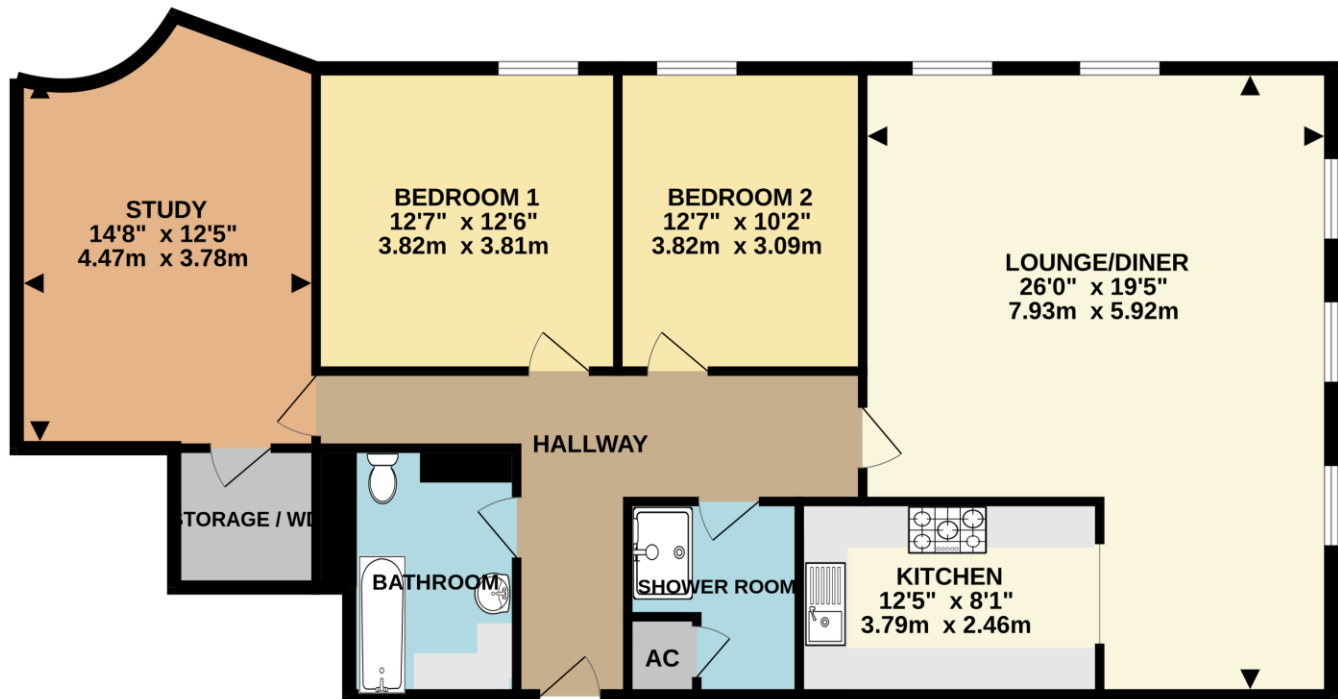
There is potential for furnishing to be purchased with the sale of the property.

Agents Note 3

The property was built in 1993 with a 999 lease. The current service charge is £137.98 per calendar month. This includes building insurance. Please note that contents insurance is a separate purchase.



GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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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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