

The Old Mill Princess Street, Lincoln LN5 7QL



welcome to

The Old Mill Princess Street, Lincoln

Early viewing is essential for this two bedroom, two floor apartment situated in a sought after location near to Lincoln City Centre and being presented to the market with tenants in situ. Boasting double bedrooms, open plan living and local access to a wealth of amenities.













Entrance Hall

With carpet flooring and radiator.

Lounge / Diner

11' 2" x 19' 11" (3.40m x 6.07m) With double glazed window to the front, carpet flooring, storage cupboard, TV point, electric heater and archway to:-

Kitchen

9' 4" x 5' 3" (2.84m x 1.60m) A fitted kitchen in a range of wall and base units with work surfaces, integral oven and gas hob, stainless steel sink and drainer, washer dryer, vinyl flooring and archway to Lounge.

First Floor Landing

With carpet flooring.

Bedroom One

11' 2" max x 13' 8" max (3.40m max x 4.17m max) With skylight, carpet flooring and radiator.

Bedroom Two

11' 5" max x 9' 6" max (3.48m max x 2.90m max) With double glazed window to the side, carpet flooring and radiator.

Bathroom

With sliding door, bath with shower fitted over, wc, wash hand basin, extractor fan and vinyl flooring.

Outside

Property benefits from communal parking to the rear.





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- FANTASTIC INVESTMENT OPPORTUNITY
- TWO FLOOR APARTMENT
- OPEN PLAN LIVING
- TENANTS IN SITU
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

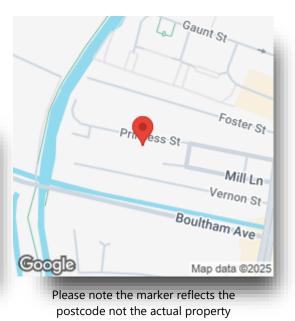
offers over

£110,000









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The Property Ombudsman

Property Ref: LCR120928 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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