



- First Floor Duplex Apartment
- Open Plan Kitchen/Living
- Allocated Parking Space
- Ideal First Time Buy
- One Bedroom & Study Room
- Cathedral Views
- City Centre Location
- Call Today To View!

The Old Mill, Princess Street, LN5 7QL
Offers Over £110,000





Starkey&Brown is delighted to present this one bedroom duplex apartment situated on the Old Mill development on Princess Street, just a short walk from Lincoln's city centre. The property offers views towards Lincoln Cathedral. An ideal opportunity for first time buyers, investors or those looking to downsize, combining low maintenance living. Accommodation briefly comprises a welcoming entrance hall, leading to a bright and spacious open plan living/kitchen area creating a sociable living space. The kitchen enjoys delightful views towards Lincoln Cathedral providing an attractive back drop and Fossdyke canal. A generous double bedroom benefitting from impressive views of Lincoln Cathedral, a modern shower room and a useful study area, ideal for those working from home, additional storage or a dressing area. The property has been well maintained. Residents also benefit from a range of practical communal facilities including a lift, secure bike storage, communal laundry room, resident parking area and intercom entry system. Further benefits include electric storage heating and uPVC double-glazing throughout. The Old Mill is in an excellent position on Princess Street and is within walking distance to Lincoln city centre, Lincoln University, and the Brayford Marina waterfront. Local amenities nearby including shops, restaurants and excellent transport links. Council tax band: A. Leasehold.



Fire door leading into:

Entrance Hall

Leading to:

Open Plan Kitchen Living

25' 3" x 9' 11" (7.69m x 3.02m)

Kitchen Area

A range of wall and base units with countertops, a stainless steel sink with mixer tap, integrated electric oven with four-ring electric hob and overhead extractor fan, space and plumbing for washing machine, tiled splash back, two-seater breakfast bar. Open access leading to:

Living Area

Having a uPVC double-glazed window to the front aspect, laminate flooring, electric storage heater, and an understairs storage cupboard.

First Floor Landing

Carpeted and with an electric heater.

Bedroom

12' 11" x 9' 11" (3.93m x 3.02m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a built-in wardrobe, and an electric storage heater.

Study Area

9' 11" x 7' 7" (3.02m x 2.31m)

Having carpet flooring and a built-in storage cupboard.

Shower Room

Three-piece suite comprising a walk-in shower cubicle with electric showerhead, wash hand basin with under-storage, tiled splashback, vinyl flooring, and a low-level WC.

Outside

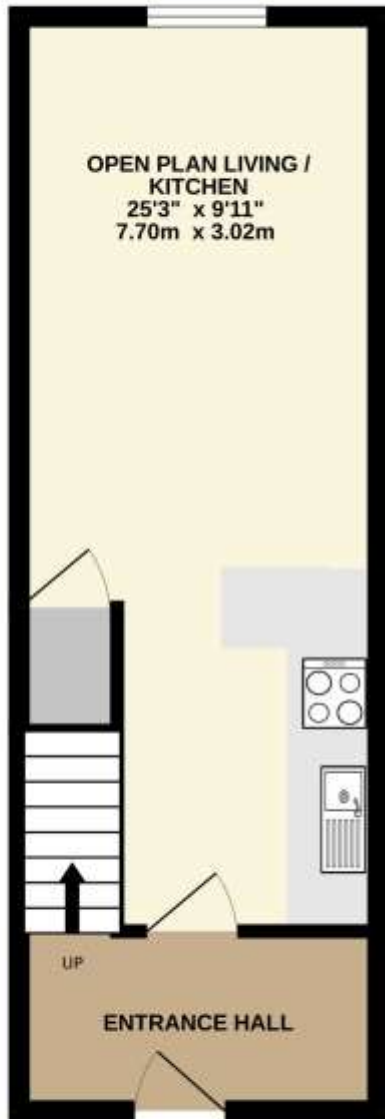
Residents parking area.

Agents Note

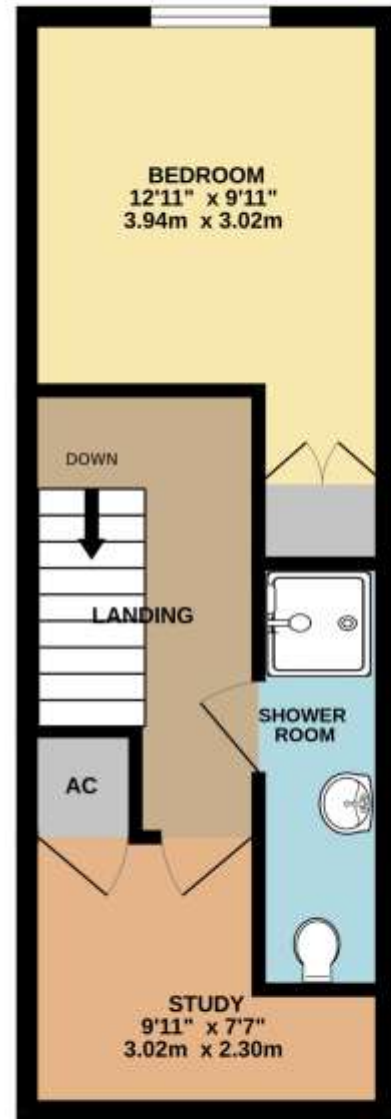
The property is leasehold. Lease 999 from 1988, ground rent/service charges: £150 monthly covering buildings insurance, lift maintenance, general cleaning, laundry room and bike storage.



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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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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