

# 94 The Old Mill, Princess Street

Lincoln, LN5 7QL

Book a Viewing!

## £118,000

Spacious two bedroom duplex apartment offered for sale with No Onward Chain. Offering well proportioned accommodation throughout, the property represents an excellent opportunity for first time buyers, investors or those looking to put their own stamp on a home in a convenient city location. The accommodation comprises of an Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, allocated parking and access to communal facilities.





# 94 The Old Mill, Princess Street, Lincoln, LN5 7QL







**LOCATION**
The Old Mill occupies a desirable position on Princess Street, tucked away just off Lincoln High Street and enjoying a pleasant setting alongside the River Witham. The property is ideally situated for those wanting easy access to the city, with Lincoln city centre, the railway station, bus station, shops, restaurants and leisure facilities all within convenient reach. The waterside position provides a more peaceful setting whilst remaining close to the heart of the city. Combining city-centre convenience with riverside surroundings, this location is particularly well suited to first-time buyers, professionals and investors alike.

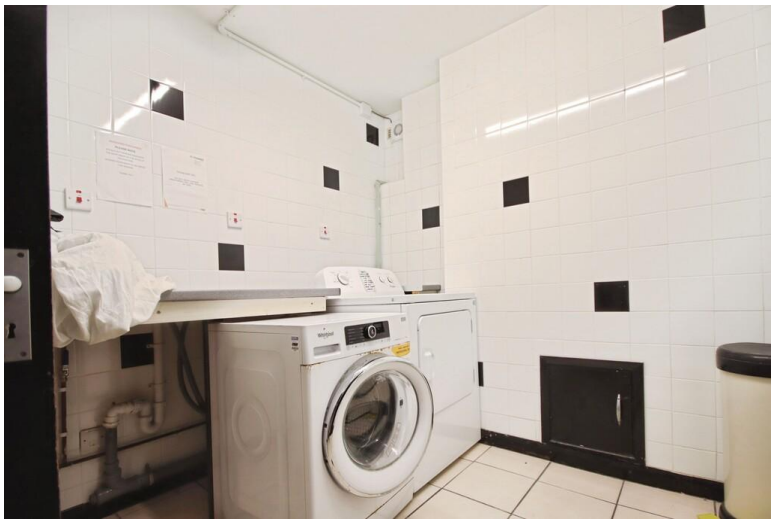
**ACCOMMODATION**

ENTRANCE HALL
Accessed via a secure communal entrance with intercom entry system.

LOUNGE/DINER
19' 4" x 12' 6" (5.89m x 3.81m) A spacious reception room providing ample space for both lounge and dining furniture. The room benefits from a UPVC window to the front aspect, electric heater and useful under-stairs storage cupboard. The open-plan arrangement flows directly into the kitchen area, creating a sociable living space.









KITCHEN
9' 8" x 5' 8" (2.95m x 1.73m) Fitted with a range of base cupboard units with complementary work surfaces. Features include a stainless-steel sink with hot and cold taps and space for a cooker. The kitchen opens directly into the lounge/diner.

FIRST FLOOR LANDING
Providing access to both bedrooms and the family bathroom.

BEDROOM 1
14' 3 max" x 12' 6" (4.34m x 3.81m) A front-facing double bedroom with UPVC window to the front aspect and electric storage heater.

BEDROOM 2
13' 9 max" x 12' 6" (4.19m x 3.81m) A further double bedroom with UPVC window to the rear aspect, electric heater and useful built-in storage cupboards. The room also benefits from an airing cupboard housing the hot water cylinder and additional shelving storage.

BATHROOM
Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin. Further benefits include tiled splashbacks and extractor fan.

COMMUNAL FACILITIES
Residents benefit from access to communal facilities including a shared utility room with washing and drying facilities, together with an external storage area and allocated parking.

**KEY FACTS FOR BUYERS**

**SERVICES**
All mains services available. Electric central heating.

**EPC RATING –** C.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND -** Check the broadband available for this property - Broadband Checker

**MOBILE COVERAGE -** Check the mobile coverage at the property here – Mobile Checker

**LEASEHOLD INFORMATION**
**Length of Lease** - 999 years from 1 January 1988

**Years Remaining on Lease** - 960 Years

**Annual Ground Rent** - TBC

**Ground Rent Reviewed** - TBC

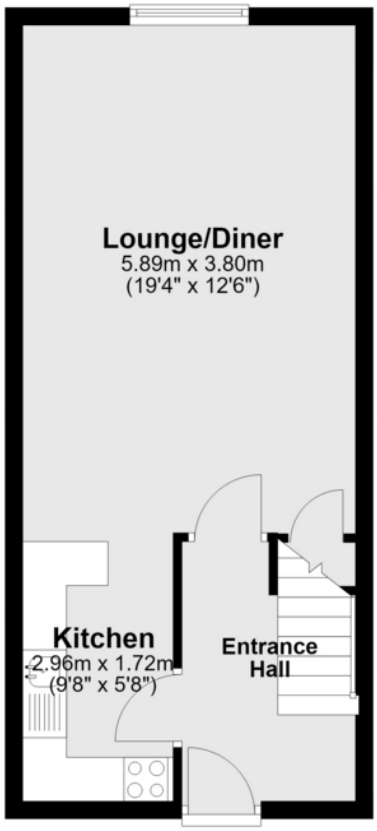
**Annual Service Charge Amount** - TBC

**Service Charge Reviewed** - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

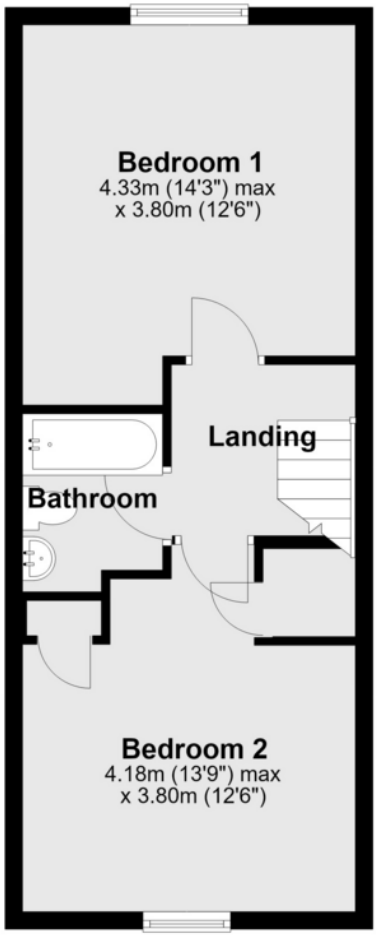
## Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)




## First Floor

Approx. 22.7 sq. metres (244.6 sq. feet)
(excluding Bedroom 1)




Total area: approx. 56.3 sq. metres (606.3 sq. feet)

**WEBSITE**
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

**SELLING YOUR HOME – HOW TO GO ABOUT IT**
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**
https://www.mundys.net/referrals/

**BUYING YOUR HOME**
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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The Property Ombudsman