



129 Palatine House, Olsen Rise

Lincoln, LN2 4ZE

£139,950

A two bedroomed well-presented second floor apartment located in a popular modern development just off Bunkers Hill. The property has internal accommodation to comprise of a Communal Hallway, Inner Hallway, two well-appointed Bedrooms, En-suite to Main Bedroom, Family Bathroom and an Open Plan Living Kitchen with feature turret style window. There is the added benefit of an allocated parking space and communal garden area to the side. Viewing of the property is highly recommended.

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SERVICES

Mains electricity, water and drainage. Electric Heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease -

Annual Ground Rent - £TBC

Ground Rent Reviewed - Annually in

Annual Service Charge Amount - £TBC

Service Charge Reviewed - Annually in

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



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

COMMUNAL ENTRANCE

With secure intercom system, postbox areas and stairs to second floor.

INNER HALLWAY

With doors to fitted cupboard housing the hot water tank and doors to bedrooms 1 and 2 and open plan living kitchen.

BEDROOM 1

9' 5" x 9' 5" (2.88m x 2.88m), with fitted wardrobes, window to the front aspect, electric heater and door to en-suite.

EN-SUITE

4' 11" x 7' 7" (1.52m x 2.32m), with electric heater, partly tiled walls and suite to comprise of shower, WC and wash hand basin.

BEDROOM 2

9' 4" x 12' 8" (2.85m x 3.87m), with UPVC window to the side aspect and electric heater.



BATHROOM

7' 7" x 6' 3" (2.33m x 1.91m), with suite to comprise of bath with shower attachment, WC and wash hand basin, partly tiled walls and electric heater.



OPEN PLAN LIVING KITCHEN

11' 9" x 23' 2" (3.60m x 7.07m)

Kitchen Area with UPVC window to the side aspect, fitted with range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral electric oven, electric hob, integral fridge freezer, electric hob with extraction above, wall mounted cupboards with complementary tiling below and LED spotlights to the ceiling.

Living Area with feature turret style windows and electric heater.

OUTSIDE

There is an allocated parking space and a communal garden.





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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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

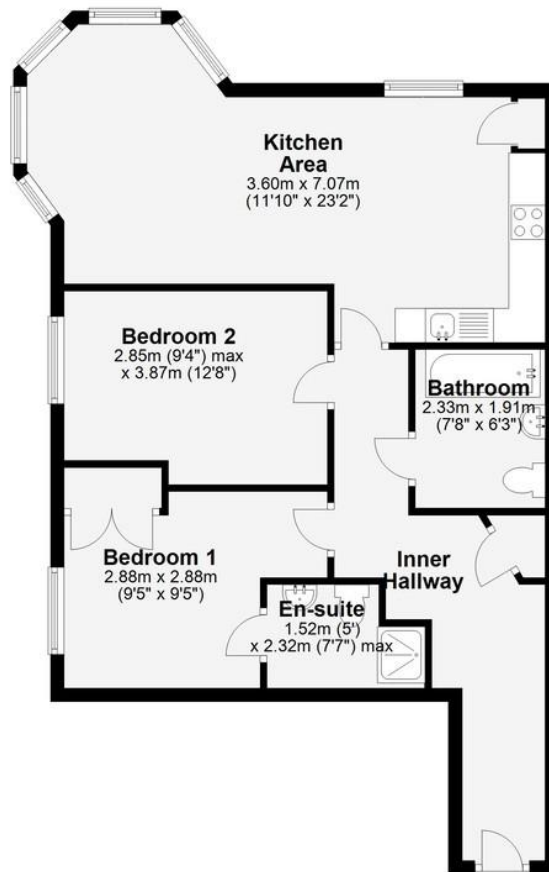
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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