



43 Olsen Court, Olsen Rise

Lincoln, LN2 4UZ

£147,250

95% OWNERSHIP FOR THE OVER 55s

A rare opportunity to purchase 95% Ownership of the apartment (with no rent to pay on the remaining 5% share with Lace Housing). Lace Housing is a voluntary, non-profit making Association with charitable status specialising in the provision of affordable housing and support services for older and vulnerable people across Greater Lincolnshire and the surrounding area. A modern two bedroom ground floor retirement apartment situated in the sought after development of Olsen Court, to the North of the City of Lincoln. Olsen Court is located just off Carlton Boulevard and is close to a range of local shops and facilities on The Carlton Centre. The apartment has accommodation comprising of Hall, Lounge, fitted Kitchen, two Bedrooms with fitted furniture and Jack and Jill Bathroom. Olsen Court offers a wide range of communal facilities to include a Restaurant, Hair Salon, Launderette, Hobby Room, Comfortable Lounges, Meeting Room and Communal Parking. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Electric Heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

Length of Lease - 125 years from the 24th April 2009

SHARED OWNERSHIP 95% (No Rent to pay on the remaining 5%)

Weekly Service Charge Amount - £72.91

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

VIEWINGS - By prior appointment through Mundys.



LOCATION

Olsen Court is located behind the Carlton Shopping Centre off Outer Circle Road in the Historic Cathedral and University City of Lincoln. Olsen Court provides easy access to the Carlton Centre which provides a wide range of amenities including shops, Post Office, chemist, dentist, building society and a café/restaurant. A superstore is also available on nearby Wragby Road. Public transport enables easy access to central Lincoln which has its usual High Street shops, department stores and places of interest. The famous Steep Hill leads to the uphill area of Lincoln and the Bailgate with its quaint boutiques, bistros, Castle and Cathedral.

ACCOMMODATION

ENTRANCE HALL

With radiator.

LOUNGE

17' 2" x 11' 7" (5.24m x 3.54m) With double glazed French doors and windows leading to communal gardens, intercom system and two radiators.

KITCHEN

11' 7" x 5' 10" (3.54m x 1.80m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, stainless steel sink with hot and cold taps, tiled splashbacks and spaces for washing machine and fridge freezer.

BEDROOM 1

14' 2" x 12' 11" (4.33m x 3.94m) With two double glazed windows, range of fitted bedroom furniture and a radiator.

BOILER CUPBOARD

With storage shelving and central heating boiler.

JACK AND JILL BATHROOM

8' 4" x 5' 10" (2.55m x 1.79m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, towel radiator and tiled splashbacks.

BEDROOM 2

10' 4" x 8' 7" (3.17m x 2.64m) With double glazed window, fitted bedroom furniture and radiator.





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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gibson 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 Water 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR, RICS.

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

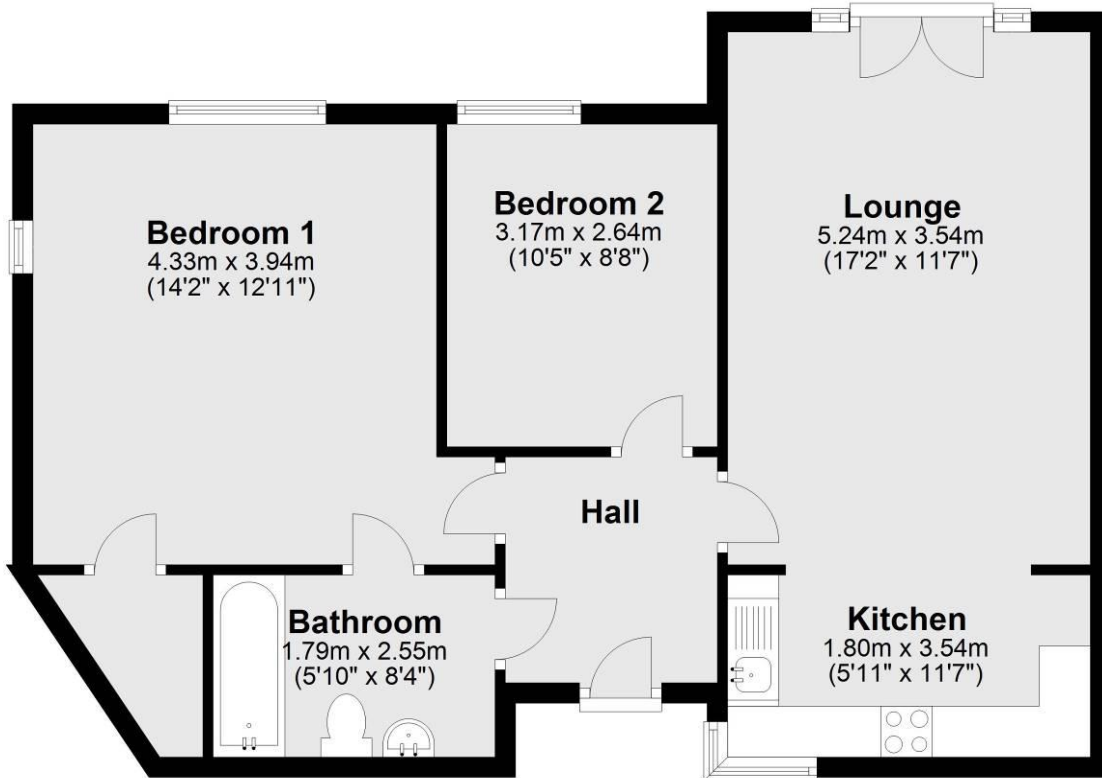
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give no guarantee.

1. These 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 whatsoever 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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Ground Floor

Approx. 64.3 sq. metres (691.9 sq. feet)



Total area: approx. 64.3 sq. metres (691.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

