



Apartment 13, Navona House, Olsen Rise

Lincoln, LN2 4UT



Book a Viewing!

£135,000

A well-presented two bedroom ground floor apartment located in the sought-after Carlton Centre area, to the north of Lincoln. The property is within close proximity to a range of shops and facilities at the Carlton Shopping Centre, while also offering easy access to Lincoln City Centre, the hospital, the A46 bypass and the Lincoln Eastern Bypass. Internally, the accommodation comprises an Entrance Hallway, an Open-plan Living, Kitchen and Dining Space with a fitted kitchen and a range of integrated appliances. There are two Bedrooms with the main bedroom benefiting from an En-suite Shower Room and fitted wardrobe space. Additionally, there is a separate Bathroom. The open-plan living area also features double doors with a Juliet Balcony. The apartment further benefits from allocated parking. Viewing is highly recommended.





SERVICES

Mains electricity, water and drainage. Electric Heating

EPC RATING – C

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

Length of Lease - 125 years from the 1st January 2006

Years Remaining on Lease - 105

Annual Ground Rent - £1,407.54

Annual Service Charge Amount - £1,034.91

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

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

HALL

The entrance hallway includes a storage cupboard housing the hot water cylinder.

OPEN PLAN LIVING KITCHEN DINING

23' 0" x 6' 7" (7.01m x 2.01m)

The living area features UPVC double-glazed double doors leading to a Juliet balcony and an electric radiator.

The kitchen area is fitted with a range of wall, base units and drawers with work surfaces and matching upstand. It includes an integrated oven with a four-ring electric hob, an extractor fan with a glass splashback, an integrated fridge and freezer, an integrated washing machine, tiled flooring and spotlighting.

BEDROOM 1

15' 4" x 8' 8" (4.67m x 2.64m) A well-sized double bedroom with a UPVC double-glazed window, radiator, and a fitted wardrobe.

EN-SUITE

8' 5" x 6' 2" (2.57m x 1.88m) Fitted with a low-level WC, a wash hand basin, tiled splashback and a shower cubicle with a tiled surround. The en-suite also features an electric radiator, spotlighting and an extractor fan.

BEDROOM 2

11' 2" x 10' 8" (3.4m x 3.25m) With a UPVC double-glazed window and a radiator

BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) With tiled flooring, a low-level WC, a wash hand basin, a bath with a shower attachment, electric radiator, spotlighting and an extractor fan.

OUTSIDE

The property benefits from allocated parking.





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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.

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Ground Floor

Approx. 71.4 sq. metres (768.3 sq. feet)



Total area: approx. 71.4 sq. metres (768.3 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.

29 – 30 Silver Street
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LN2 1AS

22 Queen Street
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