



Apartment 13, Navona House, Olsen Rise Lincoln, LN2 4UT

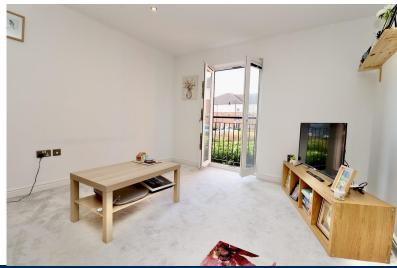


Book a Viewing!

£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.





Navona House, Olsen Rise, Lincoln, LN2 4UT



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" \times 10' 8" (3.4m \times 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 he loyou to work out the cost of financing your purchase.

- None of the services or equipment have been checked or tested.
 All measurements are be lieved to be accurate but are given as a general guilde and should be tho roughly checked.

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:

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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 Lincoln **LN2 1AS**

22 Queen Street Market Rasen LN8 3EH

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