



- 2nd Floor Apartment
- Spacious Living Accommodation
- 2 Bedrooms & Master En Suite
- 22'5 Open Plan Living Area
- Well Presented Throughout
- Allocated Parking Space
- Excellent Local Amenities
- NO CHAIN!

Palatine House, Olsen Rise, LN2 4ZE,
£120,000 Leasehold





IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY! Starkey&Brown are pleased to offer for sale this well presented and spacious second floor apartment located within the popular Carlton Boulevard area on the northern outskirts of Lincoln and is within easy walking distance to a wide range of amenities. Accommodation briefly comprises communal entrance with intercom entry system, private entrance hallway, 22'5 open plan lounge, dining and kitchen area with south facing Juliet balcony, good sized bedrooms, en suite shower room to master bedroom and spacious family bathroom. There is also a communal parking area. No chain. PLEASE NOTE - The property is currently tenanted, for further details please contact Starkey&Brown. Council tax band: B. Leasehold.

Entrance Hallway

Having main entrance door, telephone intercom entry system and airing cupboard housing hot water cylinder.

Open Plan Living, Kitchen & Dining Area

22' 5" x 11' 6" (6.83m x 3.50m)

Having lounge dining area with electric wall heater, down lights and south facing Juliet balcony. Kitchen Area Having a range of wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, built in oven, hob and cooker hood, integral fridge freezer, integral washer/dryer, freestanding dishwasher, tiled effect flooring, electric wall heater and down lights.

Master Bedroom

9' 8" min x 9' 4" max (2.94m x 2.84m)

Having large built in wardrobe and electric wall heater.

En Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, pedestal wash hand basin with tiled splash backs, low level WC, electric wall heater, down lights, extractor and electric shaver point.

Bedroom 2

12' 0" x 6' 10" max (3.65m x 2.08m)

Having electric wall heater.

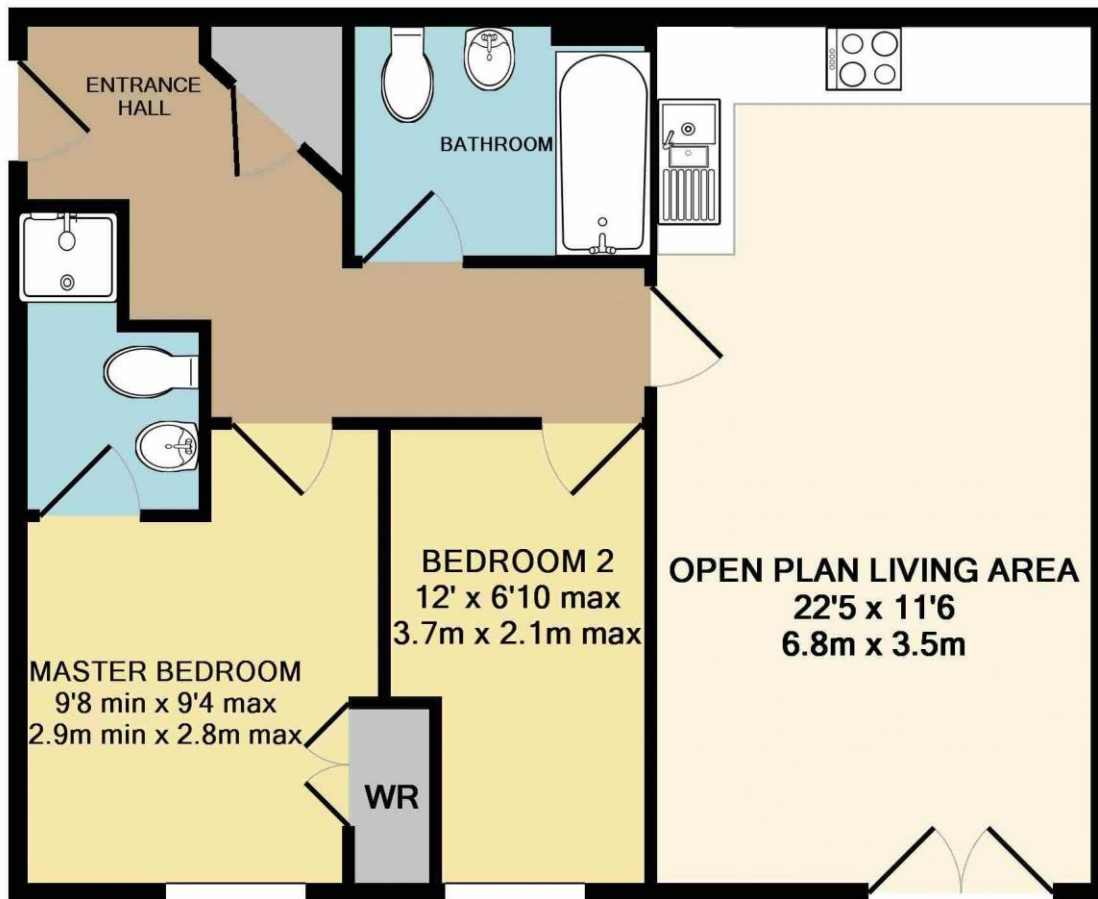
Bathroom

Having 3 piece suite comprising panelled with shower attachment over, pedestal wash hand basin, low level WC, electric wall heater, part tiled walls, electric shaver point, down lights and extractor.

Agents Note

We are advised by the vendor that there is a 125 year lease which commenced in 2006. Service charges and ground rent are payable on this property to approximately £1270 per annum and are payable 6 monthly. Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.





TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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