

Palatine House, Olsen Rise, Lincoln, LN2 4ZE

welcome to

Palatine House, Olsen Rise, Lincoln

Situated in the ever popular Carlton Centre area with local access to a wide range of amenities and transport links is this two bedroom upper floor apartment, boasting en suite to the master, two double bedrooms and allocated parking. Call now to view!













Communal Entrance Hall

With entry point phone access.

Entrance Hall

Built in cupboard housing hot water cylinder, further built in storage cupboard, entry phone point, electric wall mounted heater, carpets and internal doors to rooms.

Bedroom One

12' 1" x 9' 2" (3.68m x 2.79m)

With double glazed window to the front, electric wall mounted heater and carpet.

En Suite

With wc, wash hand basin, vinyl flooring, part tiled, electric wall mounted heater and shower.

Bedroom Two

12' 1" x 6' 10" (3.68m x 2.08m)

With double glazed window to the front, electric wall mounted heater and radiator.

Bathroom

With shower over bath, wash hand basin, part tiled, vinyl flooring toilet and electric wall mounted heater.

Kitchen / Lounge

22' 7" x 11' 7" (6.88m x 3.53m)

With a range of fitted base and eye level units with work surfaces incorporating a stainless steel one and a half bowl sink and drainer and integrated appliances including an oven with electric hob and extractor hood, washing machine and a fridge freezer and with tiled flooring. Furthermore the living area has a Juliet balcony to the front aspect, TV point and an electric storage heater.





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Palatine House Olsen Rise, Lincoln

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- EN SUITE TO MASTER BEDROOM
- NO ONWARD CHAIN
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: C Council Tax Band: A Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£135,000





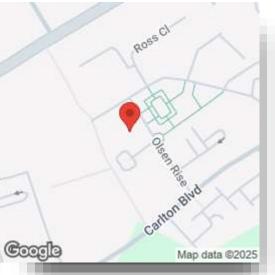


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Property Ref: LCR122071 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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