



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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122071 - 0010

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