



**Navona House Olsen Rise, Lincoln LN2 4UT**



**welcome to**

**Navona House Olsen Rise, Lincoln**

**\*\*IDEAL INVESTMENT PROPERTY\*\*** Situated in a popular and sought after area within the cathedral city of Lincoln is this well appointed ground floor apartment benefiting from an ensuite to the master, open plan kitchen/lounge with fitted appliances and a variety of local amenities and transport links.



### **Entrance Hall**

With telecom system, radiator, spotlights, store cupboard and doors through to the further accommodation.

### **Open Plan Lounge / Kitchen**

22' 3" x 11' 7" ( 6.78m x 3.53m )

#### **Kitchen**

Being fitted with a range of base and eye level units with work surfaces incorporating a stainless steel one and a half bowl sink and drainer, space and plumbing for a dishwasher and washing machine and integrated appliances including a fridge freezer and an electric oven with hob and cooker hood; complete with vinyl flooring and ceiling spotlights.

### **Lounge / Dining Area**

Having TV and telephone points, two electric heaters and French doors to the rear aspect with Juliet balcony.

### **Bedroom One**

12' 2" x 9' 3" ( 3.71m x 2.82m )

Having a window to the rear aspect, electric heater, fitted wardrobes and a door leading into:-

### **Ensuite**

Being fitted with a three piece suite comprising of a low level WC, wash hand basin and a shower cubicle; complete with an extractor fan, vinyl flooring, shaver point, part tiled walls and an electric heater.

### **Bedroom Two**

12' 2" x 6' 11" ( 3.71m x 2.11m )

Having a window to the rear aspect and an electric heater.

### **Bathroom**

Being fitted with a three piece suite comprising of a low level WC, wash hand basin and a panelled bath with shower attachment; complete with part tiled walls, vinyl flooring, shaver point, extractor fan and an electric heater.



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## Navona House Olsen Rise, Lincoln

- IDEAL INVESTMENT PROPERTY
- GROUND FLOOR APARTMENT
- TWO WELL SIZED BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- EN-SUITE TO MASTER

Tenure: Leasehold EPC Rating: D

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.

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR116565 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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