



169 Palatine House
Olsen Rise, Lincoln. LN2 4ZE





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Olsen Rise, Lincoln

A ground floor, two bedroom apartment situated within a four storey development on Carlton Boulevard off Outer Circle Road in the northern area of the City. Accommodation comprises; hallway, open plan living dining kitchen, two bedrooms with one having en-suite and bathroom. There is an allocated parking space.

The property is a short distance from the County Hospital, having a good range of local amenities which include Tesco, Aldi, Lidl supermarkets, retail outlets, fast food outlets, Co-operative with post office and more. There are regular bus services from Outer Circle Road into the City centre with stops at the hospital. The A46 ring road and new Eastern bypass are just a short drive away, providing access around the city and out to other areas of the county.

ACCOMMODATION

Hallway having a large built-in airing cupboard containing insulated hot water cylinder with immersion heater, Creda electric wall panel heater, entry telephone and inset ceiling spotlight fittings.

Living Dining Kitchen with a northerly outlook from the Juliet railed French doors out over the private resident's car park; having a good range of fitted base, drawer and wall units to the kitchen area, work surface area with single drainer 1 1/2 bowl stainless steel sink inset, room for dishwasher below. Work surface to one side extending around the adjoining wall with drawer and cupboard space, concealed laundry white good and a brushed style steel Samsung oven beneath, four ring induction Zanussi hob to surface with cooker hood above. To one corner there is a concealed built fridge/freezer.





There is a good size living dining area, two Creda electric wall panel heaters, inset ceiling spotlight fittings and power points.

Bedroom 2 having a northerly outlook out over the resident's private car park; Creda electric wall panel heater and power points.

Bedroom 1 with a pleasant outlook over the Palatine House private secure car parking; built-in wardrobe space to one corner, Creda electric wall panel heater, TV aerial point and power points. Door through to:

En-suite comprising a built-in shower cubicle to one corner with accompanying full height wall tiling, pedestal wash hand basin with tiled splash back and low level WC. Inset ceiling spotlight fittings, electric shaver socket and extractor vent.

Bathroom having panelled bath to one wall, pedestal wash hand basin and low-level WC. Tiled splash back to dado rail height around suite area, Creda electric wall panel heater, inset ceiling spotlight fittings, electric shaver socket and extractor vent.

LEASE: Please contact agent for further information.

Ground Rent; Paid half yearly in advance £135 peer payment

Service Charge – Paid half yearly - £587.64

Lincoln City Council – Tax band: B

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

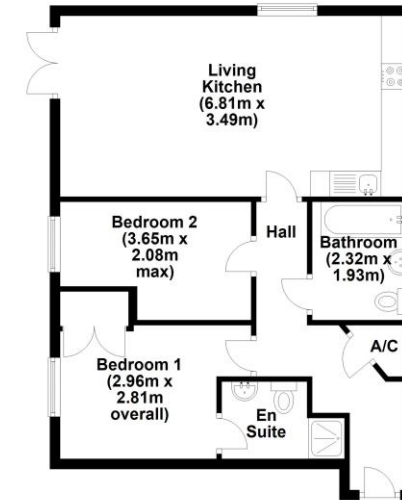
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure revised 27.6.2024





Ground Floor
Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Lincoln City Council – Tax band: B

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