



3 Navona House
Olsen Rise, Lincoln. LN2 4UT

BELL



3 Navona House

Olsen Rise, Lincoln

This is a good-sized prime ground floor apartment (GIFA 861 ft² / 80 m²) in Navona House, which could prove to be an excellent purchase for the retired, a first-time buyer, or a residential investor. The apartment is prominently located in the south eastern corner of the building with a large feature bay. The accommodation comprises a substantial Living Dining Kitchen, Bathroom and two Bedrooms, one of which has ensuite facilities. We are informed that within the barrier secured car park there is an allotted car parking space, as well as an additional block paved car parking space accessed directly off Olsen Rise, adjoining the apartment to the east.

A formal Viewing is recommended.

ACCOMMODATION

Entrance Hall having a good size built-in airing cupboard to one corner, electric wall panel heater and inset ceiling spotlight fittings.

Substantial Living Dining Kitchen providing a well presented living space with a very pleasant southerly outlook over Navona House car park and individual parking space on Olsen Rise.

Kitchen area is well appointed having a range of fitted base, drawers and wall units, tall cupboard to one end housing integrated fridge/freezer, work surface area with single drainer one and a half bowl stainless steel sink unit inset, space beneath for a washing machine, inset stove with ceramic style hob to surface and brushed steel Smeg cooker hood.





Living Dining area of good proportions enjoying a very pleasant outlook from the bay window area; two electric wall panel heaters, inset ceiling spotlight fittings and an extractor vent.

Bedroom 2 having pleasant easterly outlook over Olsen Rise and one of the parking spaces for the apartment to the roadside.

Bedroom 1 with a pleasant easterly aspect, built-in wardrobe space to one corner and electric panel heater. Door through to:

En-suite Shower Room comprising; built in shower cubicle to one corner with Triton shower fitting and full height wall tiling, pedestal wash hand basin with tile splashback and low level WC. Electric wall panel heater, inset ceiling spotlight fittings and extractor vent.

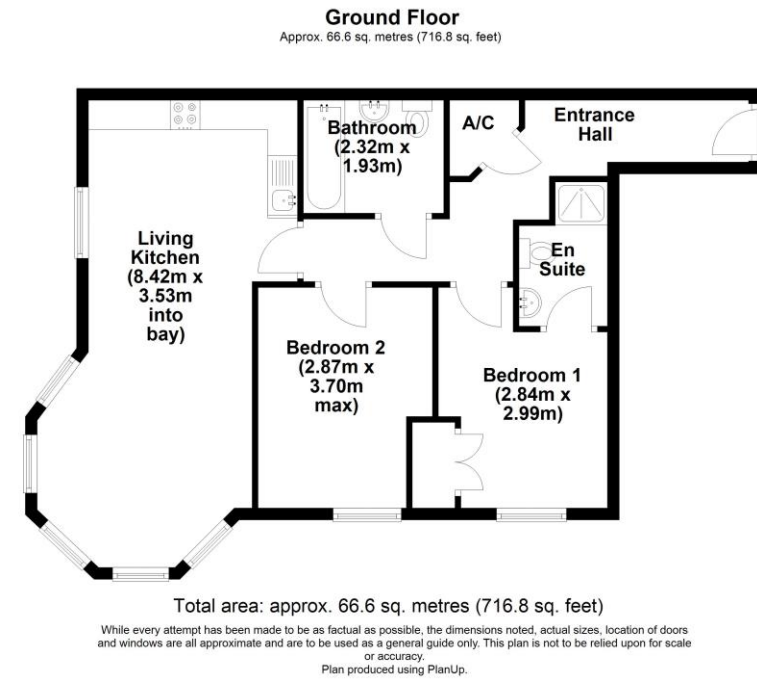
Bathroom appointed to a good standard having panelled bath with mixer tap/shower attachment, pedestal wash hand basin and low-level WC. Tiling to at least dado rail height around suite area, wall mounted toiletry cabinet and electric wall panel heater.

Navona House is just a few metres walk away from the popular Lincoln Carlton Centre shopping area with a Co-op /Post Office, Boots Pharmacy, Costa Coffee, MacDonalds, café, Vets and pet services, a range of other brand shopping and dentist. For those with young children there is the nearby OFSTED Outstanding Carlton Academy primary school and nursery. Just off Outer Circle Road there are nearby Lidl and Aldi Supermarkets, as well as the Tesco Superstore on Wragby Road. There are quick and convenient routes into the historic uphill Lincoln cathedral district, down into the city centre with all its shopping and social facilities and out onto the Lincoln Eastern Bypass.

Important Notice: Please note that from the information we have available the property is Leasehold with 989 years lease remaining and a ground rent of £270 per annum, paid in two instalments.

We are awaiting the final confirmation of the lease details/terms from the seller's solicitors.





East Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C Electric panel heaters

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...

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Brochure prepared 13.5.2025

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