



Navona House, Olsen Rise, Lincoln, LN2 4UT

welcome to

Navona House, Olsen Rise, Lincoln

NO ONWARD CHAINTWO ALLOCATED PARKING SPACES***

Viewing is highly advised to appreciate this wonderful two bedroom apartment situated within walking distance to the Carlton centre, which offers all relevant amenities as well as being in close proximity to the hospital.



Entrance Hall

Entrance door opening into entrance hall which leads to majority of rooms.

Kitchen/Living Space

26' max x 13' max (7.92m max x 3.96m max)

Large open plan kitchen/living space with multiple windows to different aspects. Kitchen comprises a range of floor and wall based cupboards, sink with drainer, electric hob with extractor fan, electric oven, integral washing machine, integral fridge/freezer and space for tumble dryer. There is then space for a large dining table or three piece suite.

Bedroom One

12' x 9' 4" (3.66m x 2.84m)

Double glazed window to front, radiator to wall, fitted storage and door into en-suite.

En-Suite

WC, wash hand basin, shower cubicle, heated towel rail and extractor fan.

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to front and radiator to wall.

Bathroom

WC, wash hand basin, bath with wall mounted shower, tiled walls, heated towel rail and extractor fan.

Parking

The apartment has the rare benefit of having two allocated parking spaces.



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- Being offered with no onward chain & vacant possession
- Two Double Bedrooms - including a spacious master with en-suite.
- Bright & Airy Open-Plan Kitchen/Living Space - large windows allow natural light to flood through, creating a warm and inviting atmosphere.
- Modern Main Bathroom - stylishly fitted with quality fixtures.
- Allocated Parking for Two Vehicles - a rare and valuable feature in this popular area.

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

Service Charge: 1171.68

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006.

Should you require 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:

LCR122984 - 0003

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