



Navona House, Olsen Rise, Lincoln, LN2 4UT

 william
h brown

welcome to

Navona House, Olsen Rise, Lincoln

*****NO ONWARD CHAIN***TWO 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.



view this property online williamhbrown.co.uk/Property/LCR122984



welcome to

Navona House Olsen Rise, Lincoln

- 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



view this property online williamhbrown.co.uk/Property/LCR122984

Please note the marker reflects the postcode not the actual property



Property Ref:
LCR122984 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk