

Palatine House Olsen Rise,Lincoln LN2 4ZE

william h brown

welcome to

Palatine House Olsen Rise, Lincoln

Situated in the ever popular Carlton Centre area with local access to a wide range of amenities and transport links is this two bedroom upper floor apartment, boasting en suite to the master, two double bedrooms and allocated parking. Call now to view!





An upper floor two bedroom flat ideally positioned within a popular residential suburb of the Cathedral City of Lincoln providing easy access to a range of amenities to include; schooling, restaurants, shops, road and public transport links which include the A46. Internal accommodation of the property briefly comprises; entrance hall, open plan lounge / kitchen / diner, two bedrooms with the master benefiting from an en suite and a bathroom. Externally the property benefits from allocated parking. The property further benefits from electric heating and UPVC double glazing. This property would make an ideal investment or first time buy and an early and internal viewing is highly recommended.

Communal Entrance Hall

Entrance Hall

Bedroom One
12' 1" x 9' 2" (3.68m x 2.79m)

En Suite

Bedroom Two
12' 1" x 6' 10" (3.68m x 2.08m)

Bathroom

Kitchen / Lounge
22' 7" x 11' 7" (6.88m x 3.53m)







view this property online williamhbrown.co.uk/Property/LCR122071

welcome to

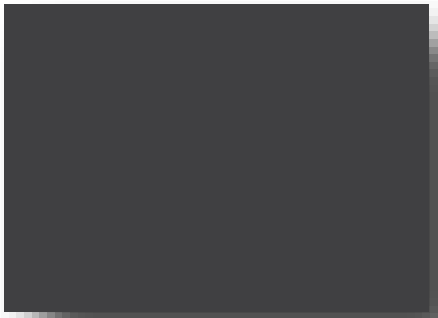
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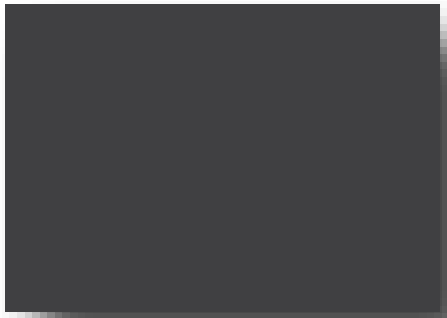
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- EN SUITE TO MASTER BEDROOM
- NO ONWARD CHAIN
- POPULAR LOCATION

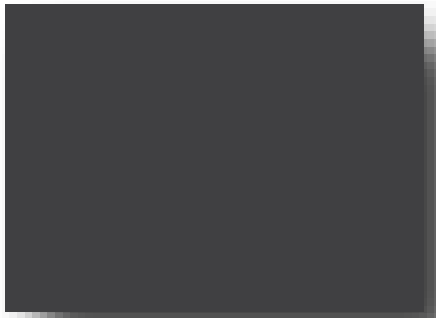
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£130,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LCR122071 - 0013

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.

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