



## 173 Olsen Rise

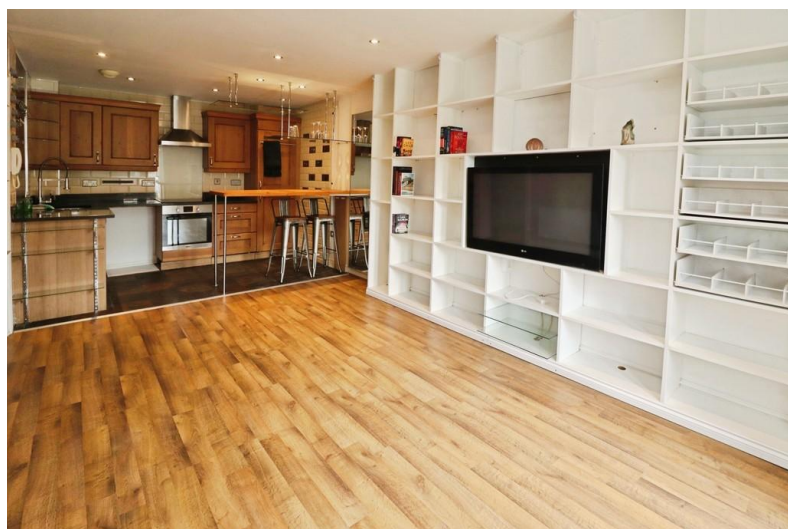
Lincoln, LN2 4ZE



Book a Viewing!

**£135,000**

A beautiful two Bedroom Ground Floor modern Apartment situated in this popular development within Uphill Lincoln. The property has internal living accommodation to briefly comprise of a Shared Communal Entrance, Inner Hallway, Open Plan Living/Kitchen/Diner, two double Bedrooms with built-in wardrobes, modern En-suite Shower Room to Bedroom 1 and a stylish Family Bathroom. The property further benefits from an allocated parking space. This modern apartment would perfectly suit a first time buyer and is being sold with no onward chain.



## Olsen Rise, Lincoln, LN2 4ZE



### **SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – B.

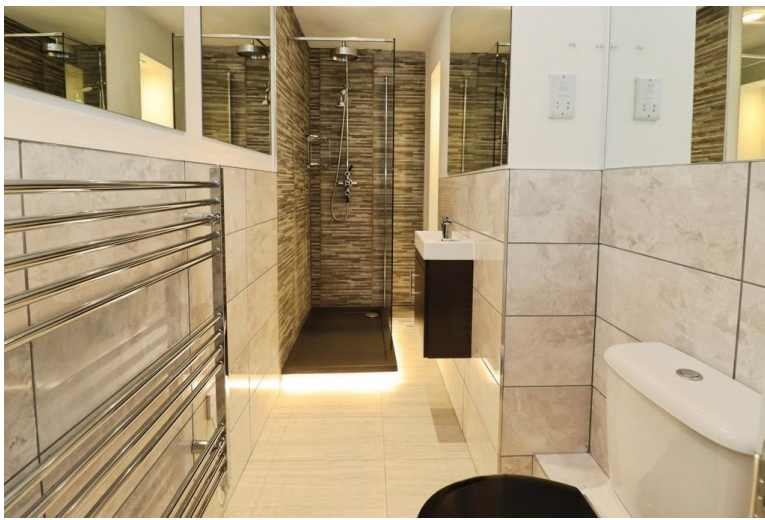
**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

With airing cupboard, storage cupboard, laminate flooring, spotlights and electric radiator.

### OPEN PLAN LIVING KITCHEN DINER

21' 7" x 10' 4" (6.58m x 3.17m) With double glazed Juliet balcony with wooden shutters, built-in media wall with bookcases, electric radiator, spotlights, kitchen area fitted with a range of wall and base units with solid granite work surfaces over, undermount sink with side drainer, waste disposal and mixer tap over, electric oven with induction hob and extractor fan over, spaces for fridge freezer, washing machine and dishwasher, tiled splashbacks and flooring, breakfast bar, spotlights and intercom system.

### BEDROOM 1

11' 4" x 8' 8" (3.47m x 2.65m) With fitted wardrobe, double glazed window with wooden shutters and electric radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower head, wall mounted wash hand basin with storage beneath and close coupled WC, part tiled walls, tiled flooring with under floor heating, chrome towel radiator and spotlights.



### BEDROOM 2

11' 4" x 6' 0" (3.47m x 1.85m) With built-in storage, double glazed window with wooden shutters and electric radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen wash, wall mounted wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled walls, tiled flooring with under floor heating, towel radiator and spotlights.



### OUTSIDE

The property benefits from an allocated parking space.

### LEASEHOLD INFORMATION

Length of Lease - 125 years from 1st January 2006

Years Remaining on Lease - 104 years

Annual Ground Rent - £400 per annum

Ground Rent Reviewed - Annually in TBC

Yearly Service Charge Amount - £1,513.22 per annum

Service Charge Reviewed - Annually in TBC





All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

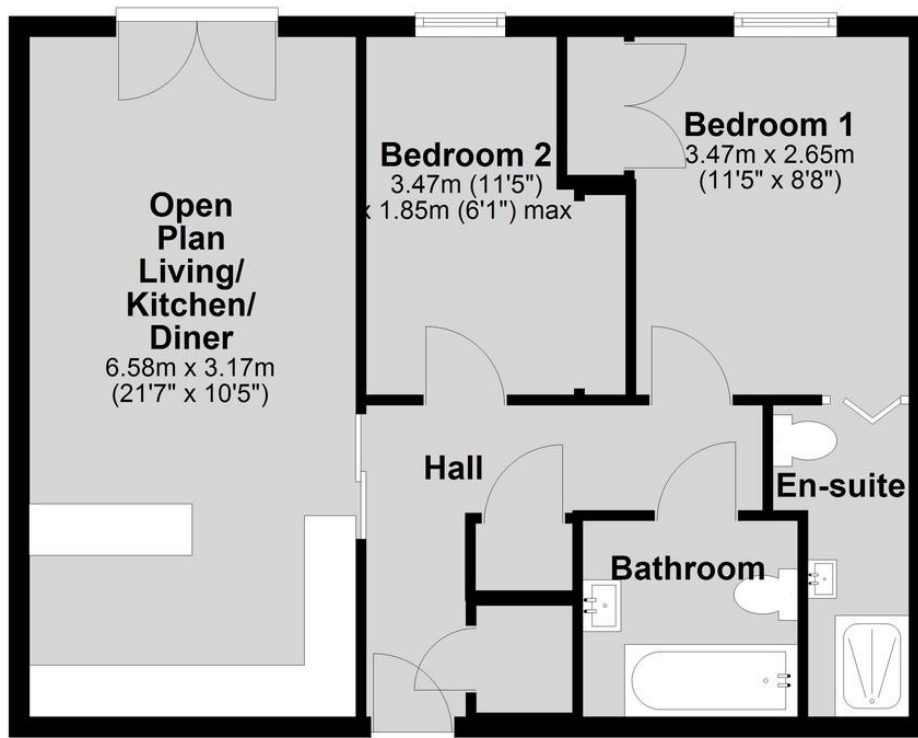
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

