

Navona House Olsen Rise, Lincoln LN2 4UT



welcome to

Navona House Olsen Rise, Lincoln

** ATTENTION INVESTORS ** Situated in a popular and sought after area within the cathedral city of Lincoln is this well appointed ground floor apartment benefiting from an ensuite to the master, open plan kitchen/lounge with fitted appliances and a variety of local amenities and transport links.













Entrance Hall

With telecom system, radiator, spotlights, store cupboard and doors through to the further accommodation.

Open Plan Lounge / Kitchen

22' 3" x 11' 7" (6.78m x 3.53m)

Kitchen

Being fitted with a range of base and eye level units with work surfaces incorporating a stainless steel one and a half bowl sink and drainer, space and plumbing for a dishwasher and washing machine and integrated appliances including a fridge freezer and an electric oven with hob and cooker hood; complete with vinyl flooring and ceiling spotlights.

Lounge / Dining Area

Having TV and telephone points, two electric heaters and French doors to the rear aspect with Juliet balcony.

Bedroom One

12' 2" x 9' 3" (3.71m x 2.82m) Having a window to the rear aspect, electric heater, fitted wardrobes and a door leading into:-

Ensuite

Being fitted with a three piece suite comprising of a low level WC, wash hand basin and a shower cubicle; complete with an extractor fan, vinyl flooring, shaver point, part tiled walls and an electric heater.

Bedroom Two

12' 2" x 6' 11" (3.71m x 2.11m) Having a window to the rear aspect and an electric heater.

Bathroom

Being fitted with a three piece suite comprising of a low level WC, wash hand basin and a panelled bath with shower attachment; complete with part tiled walls, vinyl flooring, shaver point, extractor fan and an electric heater.





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- ****IDEAL INVESTMENT PROPERTY****
- **Ground Floor Apartment**
- Two Bedrooms
- Open Plan Lounge/Kitchen with Integrated Appliances
- Ensuite to Master

Tenure: Leasehold EPC Rating: D

£120,000

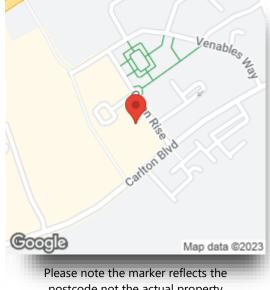
view this property online williamhbrown.co.uk/Property/LCR116565

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.



Property Ref: LCR116565 - 0009 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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postcode not the actual property

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