



109 Palatine House

Lincoln, LN2 4ZE



Book a Viewing!

£135,000

Situated within the popular Carlton Centre area of uphill Lincoln, this well presented Two Bedroom Ground Floor Apartment offers light, spacious and particularly practical accommodation that is ready for its next owner to move straight into.

The property has recently been redecorated and benefits from a generous open plan kitchen, dining and living space with an abundance of natural light, two double bedrooms, en-suite shower room and separate bathroom. Further advantages include an intercom security system, electric heating and allocated off-road parking positioned directly outside the property.

Offered for sale with No Onward Chain, the apartment represents an excellent opportunity for first time buyers, downsizers or investors looking for a conveniently positioned and low maintenance home.





LOCATION

Palatine House is conveniently situated on Olsen Rise within the popular Carlton Centre area of uphill Lincoln, making the property particularly well placed for a wide variety of everyday amenities. The Carlton Centre provides a broad selection of shops and services, while supermarkets including Tesco and Lidl are also within easy reach. The location offers convenient access into Lincoln and to the wider range of shopping, leisure and other amenities available throughout the city. Combining a ground-floor position with excellent access to everyday facilities, this is a particularly convenient location for buyers looking for a low-maintenance home in Lincoln.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, spotlights and intercom security system. There is a useful built-in storage cupboard housing the hot water cylinder, together with an electric radiator and access to all principal rooms.

KITCHEN

The fitted kitchen offers a range of base and wall mounted cupboard units with complementary laminate work surfaces and a stainless steel sink with mixer tap. Appliances include an electric oven with electric hob and extractor over, spaces for a washing machine and fridge/freezer, spotlights, tiled flooring and a UPVC window providing additional natural light.



OPEN PLAN LIVING

26 max' x 17' 7 max" (7.92m x 5.36m) A particularly light and spacious open plan room providing flexible areas for cooking, dining and relaxing.

Tiled flooring flows throughout the space, while a total of five UPVC windows provide an excellent level of natural light, complemented by an additional window within the kitchen area. Spotlights and electric radiators complete the room.

There is ample space to accommodate a family dining table as well as a comfortable lounge arrangement, making this an excellent sociable space for both everyday living and entertaining.



BEDROOM 1

10' 4" x 9' 4" (3.15m x 2.84m) A well proportioned double bedroom benefiting from a UPVC window, built-in wardrobe storage, tiled flooring and electric radiator, together with direct access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, WC and wash hand basin. Further benefits include tiled splashbacks, tiled flooring, electric radiator, shaver point and spotlights.

BEDROOM 2

12' x 9' 6 max" (3.66m x 2.9m) A further double bedroom with UPVC window, electric radiator and tiled flooring.

BATHROOM

Bathroom fitted with a three piece suite comprising panelled bath with shower attachment over, WC and wash hand basin. Further benefits include tiled flooring, electric radiator, shaver point, extractor and spotlights.



OUTSIDE

The property benefits from allocated off-road parking positioned directly outside the apartment, providing convenient access to the property.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)



LEASEHOLD INFORMATION

Length of Lease - 1/1/2131

Years Remaining on Lease - 104 years

Annual Ground Rent - £270.00

Annual Service Charge Amount - £1,514.00

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

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<https://www.mundys.net/referral-fee/>

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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.
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Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



Total area: approx. 73.2 sq. metres (788.2 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.



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