



52 Olsen Court

Olsen Rise, Carlton Centre, Lincoln. LN2 4UZ





52 Olsen Court, Lincoln

This is a good sized first floor apartment in what is an attractive and well located block of twenty one homes for the over 55's age group, built for and managed by Lace Housing, a locally based provider of housing, care and support services for older people in Lincoln.

Lace Housing offers a wide range of communal facilities, support services and additional care as and when required and their offices are just a few yards walk away from the apartment block.

There are pleasant views out towards the nearby Carlton Shopping Centre and the attractively landscaped Carlton Community Garden. Communal areas within the building are very well presented and maintained and also communal car parking.

ACCOMMODATION

From the secure main entrance to the apartment building, there is a well presented communal entrance hall with a staircase and lift up to the second floor.

Entrance Hall of good proportions having an electric panel heater and power points.



Living Dining Kitchen of excellent proportions and having a very pleasant north westerly outlook from the French doors with a Juliet balcony out towards the Carlton Centre Plaza and the very attractively landscaped Carlton community garden. The kitchen area is well appointed having a range base, drawer and wall units, work surface areas with single drainer stainless steel sink unit inset and room for kitchen white goods below. Built in brushed style steel oven below surface, ceramic style hob inset with brushed style steel cooker hood above. Space to one corner for an upright fridge/freezer, fluorescent lighting strip and power points.



Living Dining area well- proportioned having two electric wall panel heaters, coving, TV aerial point, telephone point and power points.

Bedroom 2 with a westerly aspect; fitted wardrobe space to one corner, electric panel heater, telephone point and power points.

Bedroom 1 with a north westerly view out towards the shopping centre piazza, fitted wardrobe space and chest of drawers across one wall, large walk-in airing cupboard containing the Elson Coral E hot water cylinder, electric panel heater, TV aerial point and power points. Door through to:

Jack'n' Jill En-suite Shower Room also accessible from the entrance hall; having a large built-in shower cubicle to one wall with shower fitting and accompanying wall tiling with mobility fittings; pedestal wash hand basin with tiles splash back and low-level WC. Mirror panelled toiletry cabinets, electric bathroom heater, electric shaver socket point and extractor event.

THE AREA

The Olsen Court building is no more than one hundred metres away and provides a very good range of amenities including, Post Office, Boots chemist, dentist, building society, a café/restaurant and yet more. There is a large Lidl supermarket on the opposite side of Outer Circle Road and just beyond off Wragby Road there is the city's largest Tesco's superstore.

The famous uphill Lincoln Cathedral Quarter with the accompanying castle and its museums', the Bailgate and historic Steep Hill shopping areas with their quaint boutiques, bistros and more; are but a short drive or bus ride away.



ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

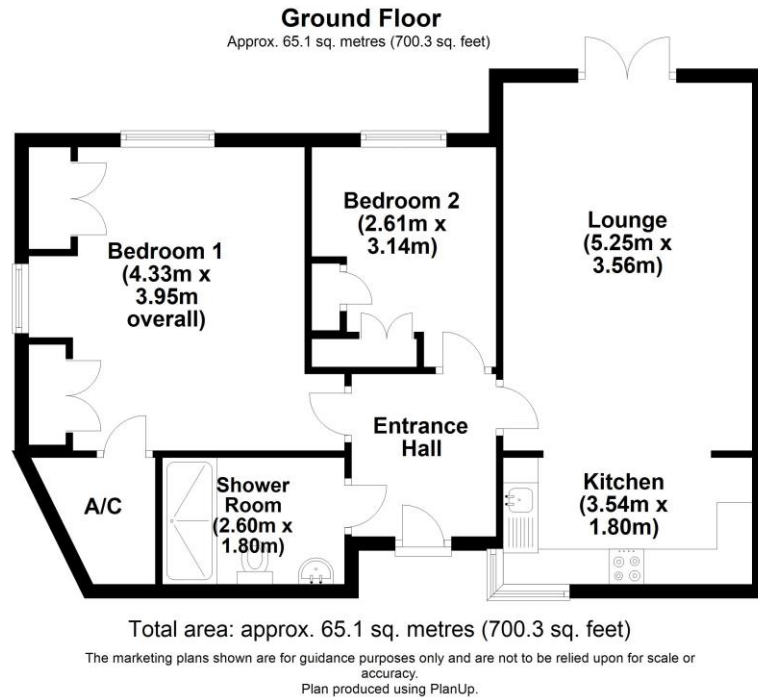
VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org>

Brochure revised 5.1.2024



Leasehold Title Information

Lease Start Date: 23 Apr 2009 **Lease End Date:** 23 Apr 2134

Lease Term: 125 years from 23 April 2009

Lease Term Remaining: 110 years

Service Charges: £2791.36 per annum (at time of marketing- own enquiries to be made)

The current Lease is a shared ownership: **Leaseholder:80% LACE 20%** of market value. This shall remain the same for a new Leaseholder

Provided full detail at to the current service charge breakdown (see above, subject to change based on annual inflations/costs.

A purchasers eligibility application form has been provided to be issued to any genuine purchaser post a viewing and a formal expression of interest (offer). It is a very lengthy form, which may be somewhat daunting for some, although LACE Housing will provide a buyer with appropriate guidance.

The basic eligibility criteria is as follows:

- All residents must be aged **55yrs and over**.
- Their financial circumstances must be as such, that they would not be able to afford similar property/services elsewhere in the local area.
- They must not own property elsewhere/any property they have, they must be actively selling.
- LACE Housing consider pets on a case by case basis, but do not allow outdoor cats nor dogs on above ground floor levels

Useful LACE Housing website link about Olsen Court for prospective purchasers to go to for more information: <https://lacehousing.org/housing/for-sale/olsen-court-39-59>

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

