



Brayford Street
Lincoln

MOUNT & MINSTER

Brayford Street

Lincoln

- Executive Apartment
- Spacious Open Plan Living Area
- Master Bedroom With Ensuite
- Second Bedroom
- Family Bathroom
- Concierge
- Excellent City Centre Location

INTRODUCTION

****CASH BUYERS**** An impressive and very well presented executive apartment currently being sold with sitting tenants paying £1250 per month. Witham Wharf benefits from a prominent position looking out over the Brayford with local shopping, restaurants and leisure facilities right on the doorstep, as well as secure access to the building itself with 5 day concierge available to all residents.

LOCATION

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln the perfect place to live.

ACCOMMODATION

Entrance Hall

Oak flooring throughout with LED down-lights and a useful utility cupboard with a washing machine. A video intercom is located next to the main door.

Open-Plan Living

Beautiful exposed timber floors with LED down-lights and a large space separated into three main areas, kitchen, living and dining. The kitchen benefits from a modern fitted kitchen with high and low storage units, silver effect work-tops, stainless steel sink with drainer and integrated appliances including microwave, oven, fridge-freezer, dishwasher and an electric hob. Speakers are also integrated into the ceiling and are controlled centrally throughout the apartment from this room.

A sliding glass door leads out onto a timber decked balcony with glass walls.

Master Bedroom

Carpeted throughout with LED down-lights and integrated wardrobes with mirrored sliding doors. Speakers are integrated into the ceiling.

Ensuite

A beautifully proportioned and modern shower-room with a tiled floor, LED down-lights, heated wall-mounted towel rail and a large fixed wall mirror with a storage shelf below. The suite includes w.c., wash basin and a shower with a glass screen and tiled walls.



A fantastic opportunity to acquire a contemporary and spacious executive apartment in one of Lincoln's most sought after and award winning developments looking out over the Brayford.





Bedroom Two

Carpeted throughout with LED down-lights and integrated wardrobes with mirrored sliding doors. Speakers are integrated into the ceiling.

Family Bathroom

Tiled floors, LED down-lights, heated wall-mounted towel rail and a large fixed wall mirror with a storage shelf below. The suite includes w.c., wash basin and a bath with a shower above and a glass screen and tiled walls.

SERVICES

The property is centrally heated throughout with modern and efficient electric storage heaters, with additional mains water, electricity and drainage all connected to the property. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Leasehold. The property is currently let on a Periodic Assured Shorthold Tenancy. Should an investor wish to retain the tenants then this will be acceptable. Should a buyer wish to reside within the property then vacant possession will be offered on completion.

Ground rent. £250 annual

Service Charge. £ 2226 annual

ENERGY PERFORMANCE CERTIFICATE

EPC Rating:C

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted and photographs taken following clients' instructions.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01522 716204

e: info@mountandminster.co.uk

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Some images may have been digitally enhanced to add furniture for illustrative purposes and not included in the sale or enhanced for seasonal presentation. No structural or permanent features offered for sale have been altered. Estate agents are required to perform Anti-Money Laundering (AML) checks on both buyers and sellers under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. In the event an offer is accepted, the buyer is required to complete a Credas Smart Search before instructing solicitors to verify identity under AML legislation at a cost of £75 per name acquiring the property.

INVESTORS NOTE: Multiple units are available within the same development by separate negotiation.





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