



Brayford Street
Lincoln

MOUNT & MINSTER

Brayford Street

Lincoln

- Well Presented City Centre Apartment
- Prestigious building
- 2 double bedrooms
- Open plan living room / kitchen
- Balcony
- Allocated parking
- 6th Floor
- Viewing Advised

INTRODUCTION

This spacious apartment which is located in the Witham Wharf development comprises: Lounge Kitchen, Two Bedrooms, Ensuite Shower Room and a Bathroom. This property overlooks the Brayford Waterfront and has a balcony area for you to sit and enjoy the views. It is part furnished and offers two sofas, a dining table and four chairs, washing machine, Bosch oven and microwave, Bosch dishwasher, integrated fridge and freezer and an induction hob. Witham Wharf benefits from a prominent position 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





Kitchen Lounge

6.4m x 5.87m (20'11" x 19'3")

Washing machine, Bosch oven and microwave, Bosch dishwasher, integrated fridge and freezer, induction hob, two sofas, dining table and four chairs.

Bedroom One

3.1m x 3.01m (10'2" x 9'10")

Built in wardrobe with hanging rail and shelving.

En-suite Shower Room

Bedroom Two

2.81m x 3.85m (9'2" x 12'7")

Built in wardrobe with hanging rail and shelving.

Bathroom

Outside

There is a balcony which overlooks Lincoln's Brayford Pool.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: E

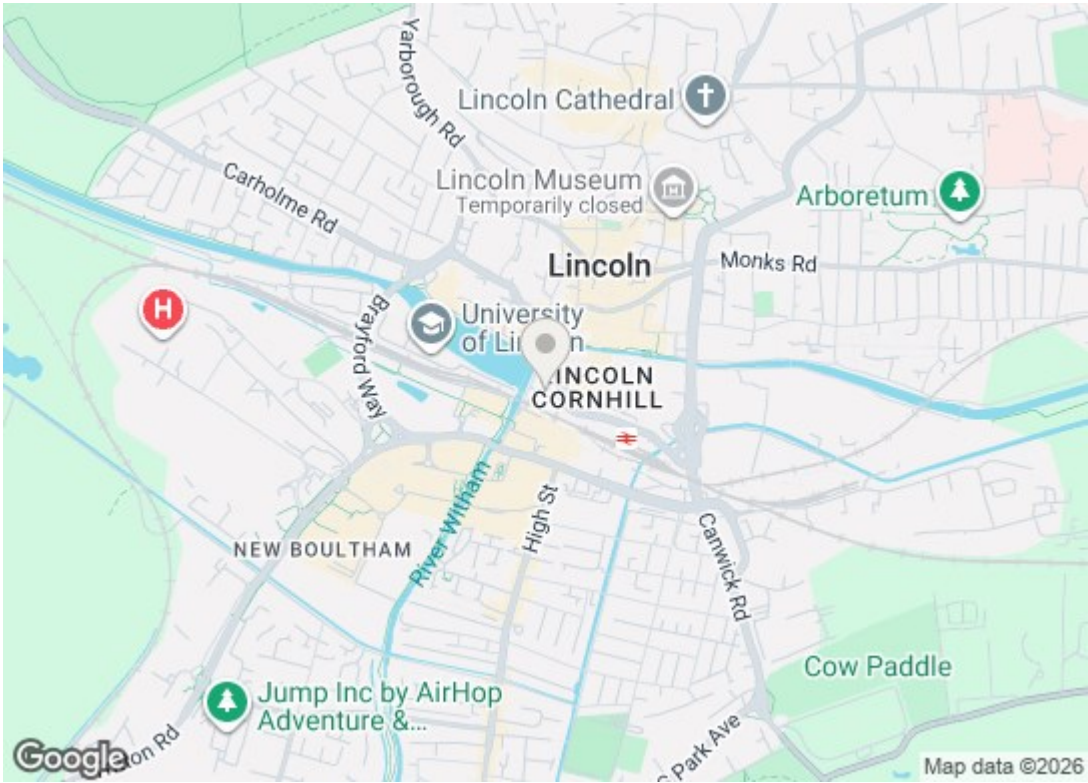
VIEWINGS


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


PARTICULARS

Drafted following clients' instructions of October 2022.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

