



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

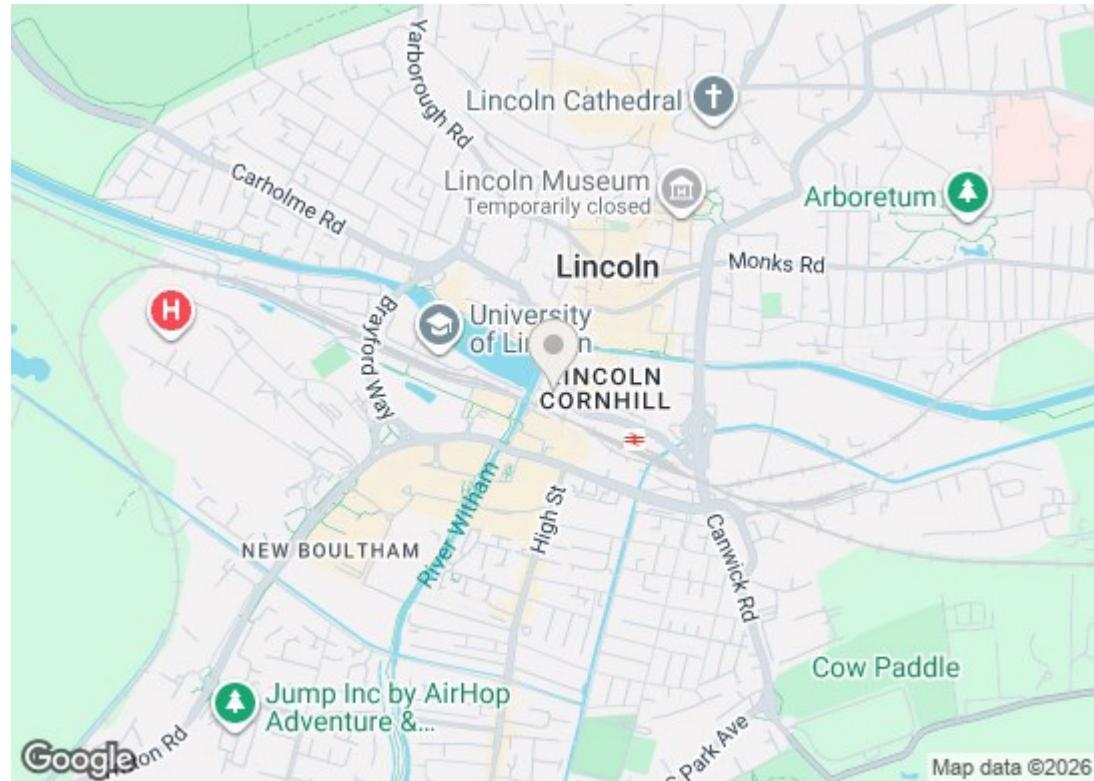
VIEWINGS

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

PARTICULARS

Drafted following clients' instructions of October 2022.





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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA. Registered in England and Wales. Registration Number: OC398777

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

MOUNT & MINSTER