



Brayford Street
Lincoln

MOUNT & MINSTER

- Sought After City Centre Building
- Open Plan Living Room / Kitchen
- Secure off Road Parking
- Excellent City Centre Location

INTRODUCTION

An impressive and very well presented executive apartment in one of Lincoln's most sought after and award winning developments. 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

24'2" x 18'5"

Beautiful exposed timber floors with LED down-lights and a large space separated into two main areas, kitchen and living. 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.

- Modern Second Floor Apartment
- Master Bedroom with Ensuite, further Bedroom and Bathroom
- Concierge on site

Master Bedroom

22'2" x 10'7"

Carpeted throughout with LED down-lights, radiator 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.

Bedroom Two

8'11" x 12'10"

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

Family Bathroom

7'7" x 5'7"

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, shaver point, 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.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

By prior arrangement with the letting agent (01522 716204).

PARTICULARS

Drafted following clients' instructions of October 2021.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

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