



Brayford Street  
Lincoln

MOUNT & MINSTER

# Brayford Street

Lincoln

- Executive Apartment
- Lounge Kitchen
- Two Bedrooms
- Two Bathrooms
- One Allocated Parking Space. Reduced rent if parking is not required.
- Balcony With Picturesque Views Of The Brayford
- Concierge Service

## INTRODUCTION

This two bedroom furnished apartment will be available in January 2024. The accommodation comprises: Entrance Hall, Lounge Kitchen, Two Bedrooms and Two Bathrooms. There is a balcony with overlooks the Brayford Pool. The property also benefits from one allocated parking space. If the parking space is not needed then the rent will be reduced accordingly. Call today to arrange a viewing!

## LOCATION

Witham Wharf is an award winning building which stands on the edge of Lincoln's Brayford Waterfront which happens to be England's oldest inland Harbour and provides a range of restaurants and entertaining venues including DoubleTree by Hilton, Marco Pierre White Steakhouse Bar & Grill and the sky high Electric Bar. The apartment is located nearby to the High Street, Lincoln University Campus and the newly constructed Lincoln Transport Hub which provides a bus station and rail links to major UK cities.

## ACCOMMODATION

### Entrance Hall

Shoe cabinet.





### **Lounge Kitchen**

**6.3mx 5.88m (20'8" x 19'3")**

Sofa, coffee table, tv cabinet, dining table and four chairs, two bar chairs, washer dryer, oven with microwave over, integrated fridge, integrated freezer, dishwasher.

### **Bedroom One**

**2.97m x 3.1m (9'8" x 10'2")**

Bed, two bedside tables, chest of drawers, built in wardrobe.

### **Ensuite**

### **Bedroom Two**

**2.87m x 3.82m (9'4" x 12'6")**

Bed, built in wardrobe.

### **Bathroom**

### **OUTSIDE**

There is a balcony with has picturesque views of the Brayford Pool. The property also benefits from allocated parking spaces. The rent will be reduced if the parking space is not required. Please contact us for more information.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC: C

### **COUNCIL TAX BAND**

Council Tax Band: E

### **VIEWINGS**

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

### **PARTICULARS**

Drafted following clients' instruction of November 2023.

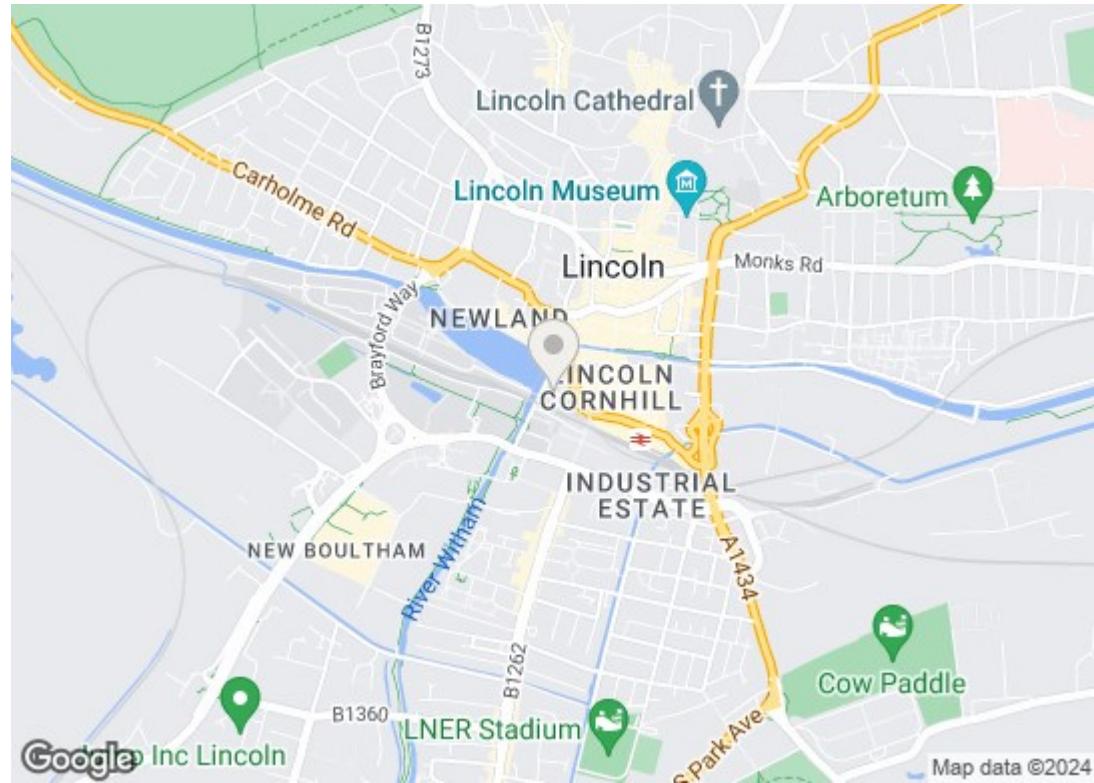
### **ADDITIONAL INFORMATION**

For further details, please contact Megan Boulter at Mount & Minster:

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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