



## 312 Witham Wharf, Brayford Street

Lincoln, LN5 7DH



Book a Viewing!

**£190,000**

A spacious Two Bedroom Apartment, positioned on the fourth floor of the desirable Witham Wharf development, beside Lincoln's picturesque Brayford Waterfront. Offering a modern and flexible layout with open plan living, private Balcony, and two double Bedrooms, one with En-suite. This property presents an excellent opportunity for first time buyers, professionals, or investors. The location provides immediate access to the city centre, Lincoln University, and a wide range of waterfront restaurants and cafés. Accommodation comprises of Entrance Hallway, open plan Kitchen/Living/Dining area, two double Bedrooms, En-suite, Bathroom and Balcony. There is the added benefit of one allocated parking space. Offered for sale with no onward chain.





#### **SERVICES**

Electricity, water and sewerage mains services available. Electric central heating.

**EPC RATING** — C.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** — Leasehold.

Length of Lease - To follow.

Years Remaining on Lease — To follow.

Ground Rent - £62.65 per quarter.

Service Charge - £664.79 per quarter

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Mundys.





## LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

## ACCOMMODATION

### ENTRANCE HALL

With laminate flooring throughout, built-in storage cupboard housing the hot water cylinder, plumbing for a washing machine and electric radiator.

### OPEN PLAN LIVING

18' 3" x 24' 2 max" (5.56m x 7.37m) A bright and contemporary open plan space with floor to ceiling windows. The kitchen area is fitted with a range of modern base units and worktops, large breakfast bar, integrated oven, Bosch microwave, electric hob with extractor and 1½ stainless steel sink with mixer tap, laminate flooring continues throughout with spotlights and electric radiators.

### BEDROOM 1

13' 2" x 10' 8" (4.01m x 3.25m) A generous double bedroom featuring built-in mirrored sliding wardrobes, radiator and glass panel door leading to the private balcony with access to en-suite.

### EN-SUITE

Comprising of a large shower cubicle, WC, wash basin, tiled splashbacks, extractor fan, upright towel radiator, tiled flooring, frosted sliding glass door and built in wall mirror.

### BALCONY

9' 6" x 4' 8" (2.9m x 1.42m) Private decked seating area with glass panelling, outdoor sockets and pleasant views across the development.

### BEDROOM

2 13' 2" x 9' 0" (4.01m x 2.74m) A further double bedroom with UPVC double glazed window to the rear aspect, mirrored sliding wardrobes and radiator.

### BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower, WC and wash basin, a large fitted wall mirror, tiled flooring, upright towel radiator and extractor fan.

### OUTSIDE

There is the added benefit of one allocated parking space.



#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

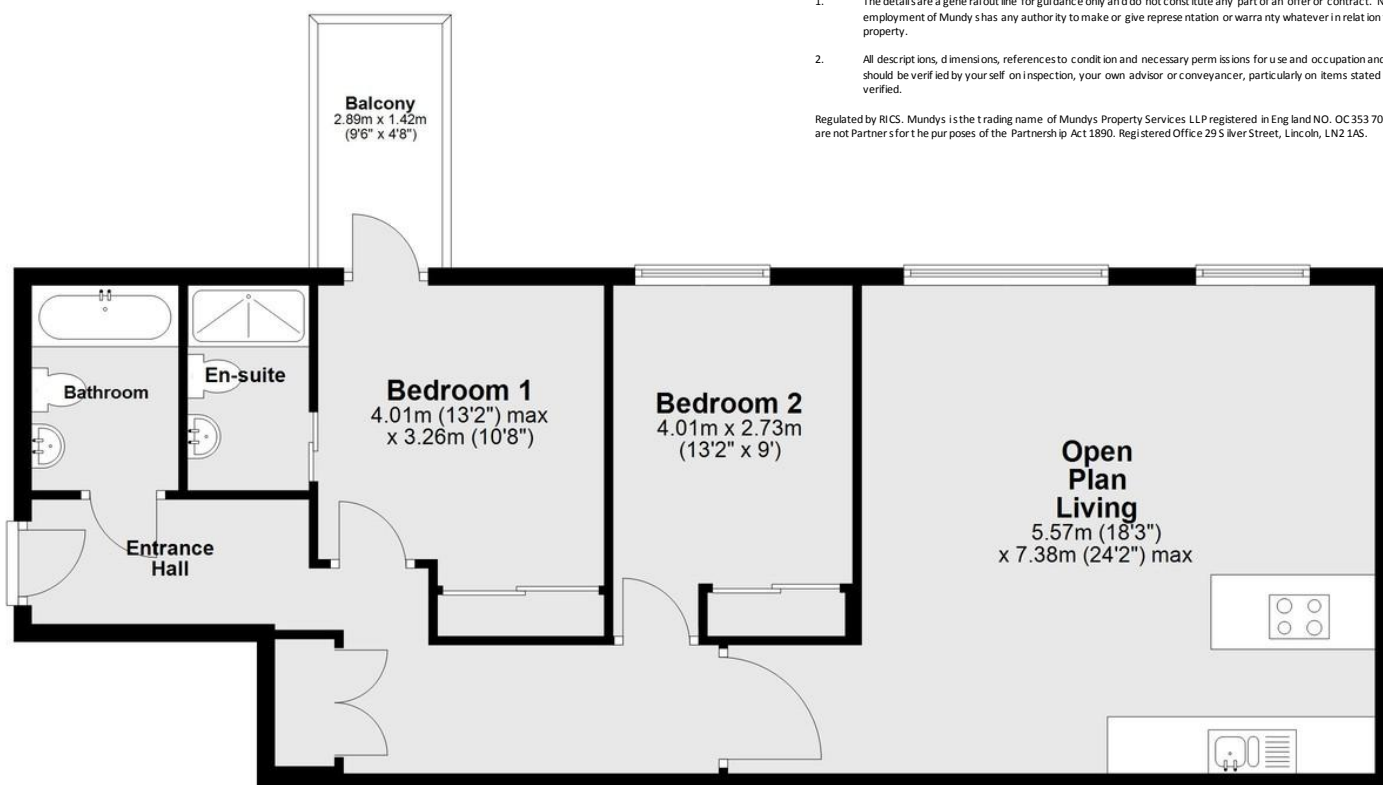
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 81.4 sq. metres (875.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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