



## 313 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

**£1,400 pcm**

This is a fantastic FURNISHED Executive Apartment situated in this popular modern development in the centre of the Historic Cathedral City of Lincoln. The property has stunning views with a balcony overlooking the Brayford Pool. The property offers a large Open Plan Living/Kitchen/Dining space and has been finished to a high specification with quality fixtures and fittings. Internally the accommodation briefly comprises of Entrance Hall, Hallway, Open Plan Living/Kitchen/Dining, Master Bedroom with En-Suite Bathroom, Bedroom 2 and an additional Bathroom with shower.



### 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 Bishop Grosseteste College. The property is centrally located with views over Brayford Wharf and is just a two-minute walk from Lincoln Train Station with direct trains to London and other destinations.

### ACCOMMODATION

The property is Furnished and the accommodation briefly comprises; Entrance Hall with storage cupboard, Hallway, Open Plan Living/Kitchen/Dining area with balcony overlooking the Marina, including integral appliances, dining table and chairs, sofa and armchair. Two double Bedrooms both with bedroom furniture and fitted wardrobes, with En-Suite Bathroom and additional Bathroom with shower.

### OUTSIDE

A balcony is accessed from the Open Plan Living/Kitchen/Dining Area and has panoramic views of Brayford Wharf. The property has one parking space in the NCP Car Park to the rear. The property benefits Secured Entry and Concierge service with lifts to each floor.

### RENT AND DEPOSIT

The asking Rent for the property is £1400 per calendar month and the Tenancy Deposit is £1615 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320

### TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

### CHARGES TO TENANTS

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### VIEWINGS

By prior appointment through Mundys.

- **Third Floor Executive Apartment**
- **Furnished**
- **Two Double Bedrooms**
- **Ensuite To Master**
- **Views Across Marina**
- **Balcony off Lounge**
- **Open Plan Kitchen / Living Area**
- **Sorry, No Pets**
- **Council Tax Band D**
- **Energy Rating C**



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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.