



210 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

£1000 pcm

LUXURY FURNISHED APARTMENT IN A DESIRABLE CITY LOCATION!

This accommodation briefly comprises of Entrance Hall, Open Plan Lounge/Dining Room with Balcony, fitted Kitchen, double Bedroom with built-in wardrobes and a Bathroom.



LOCATION

The apartment is located within the desirable development of Witham Wharf, situated within the Cathedral City of Lincoln. The property benefits from easy access to a full range of amenities including shops, leisure facilities and supermarkets.

ACCOMMODATION

The internal accommodation briefly comprises of Communal Entrance Hall, stairwell and lifts with concierge service providing access to private Entrance Hall, Open Plan Lounge/Dining Area with patio doors to balcony, fitted Kitchen with integral microwave, fridge freezer and dishwasher, Double Bedroom with built-in wardrobes and a Bathroom. The property also benefits from double glazing, electric heating and speaker system. The accommodation is furnished to a good standard and viewing is recommended to appreciate the accommodation on offer.

OUTSIDE

The property benefits from an allocated parking space within a communal parking area. The balcony also provides a convenient sitting area.

RENT AND DEPOSIT

The asking Rent for the property is £1000 per calendar month and the Tenancy Deposit is £1,150 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230

TENANCY TERM

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

ADDITIONAL FEES

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.

- **Luxury Furnished Apartment**
- **City Centre Location**
- **One Bedroom**
- **Open Plan Living Area**
- **Fitted Kitchen**
- **Concierge Service**
- **Allocated Parking**
- **Viewing Recommended**
- **EPC Energy Rating - C**
- **Council Tax Band - A (Lincoln City Council)**



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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