



## 107 One The Brayford

Brayford Wharf North, Lincoln, LN1 1BN

**£1,000 PCM**

**PARKING AND CONCIERGE!** A One Bedroom Apartment in one of the most iconic buildings in Lincoln's premier waterfront location. Combined with dynamic modern architecture, the apartment's internal accommodation briefly comprises of Entrance Hall, large Open Plan Living Kitchen with integral appliances, double Bedroom and modern Bathroom.



### LOCATION

The property is located in the Heart of the City on the vibrant Brayford Waterfront which is close to many local restaurants, shops and local amenities.

### ACCOMMODATION

A One Bedroom Apartment in one of the most iconic buildings in Lincoln's premier waterfront location. Combined with dynamic modern architecture, the apartment's internal accommodation briefly comprises of Entrance Hall, large open plan Living Kitchen with integral appliances, double Bedroom and modern Bathroom. The complex also benefits a concierge service.

### OUTSIDE

The property benefits from an allocated parking space.

### WORKS

It is understood that external works may affect the development. The schedule of works is to be confirmed. Please ask for further details.

### RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this Property is £230.00.

### 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/>

### VIEWING

By prior appointment through Mundys.

- Stunning One Bedroom Apartment
- Located in the Heart of the City
- Concierge Service
- Allocated Parking
- Open Plan Living
- Double Bedroom
- Viewing Recommended
- EPC Energy Rating - C (71)
- Council Tax Band - A
- Available Now

