



506 One The Brayford, Brayford Wharf North

Lincoln, LN1 1BN

£1,050 pcm

APARTMENT CAN BE AVAILABLE UNFURNISHED!

Internal accommodation briefly comprises of an Entrance Hall, Open Plan Living Area with Kitchen, One Double Bedroom and a Bathroom to include bath with shower over. The property also benefits from secure gated allocated parking.



LOCATION

Situated in the heart of Lincoln's vibrant Brayford Wharf North, this apartment enjoys a prime waterfront position with a wide range of restaurants, bars, and cafés on the doorstep. The City Centre and High Street are just a short walk away, providing convenient access to shops, cinemas, and everyday amenities. The area also offers excellent public transport links, making it ideal for city living.

ACCOMMODATION

Completed to a high specification, this One Double Bedroom Apartment is available now. The internal accommodation comprises an Open Plan Living Area with a Kitchen featuring built-in appliances, a Bedroom with fitted wardrobe, Bathroom to include bath with shower over. The Entrance Hall offers additional storage and the Apartment can be made available either Furnished or Unfurnished.

OUTSIDE

The property benefits from a secure allocated parking space and gated entry to the building, providing both convenience and peace of mind.

RENT AND DEPOSIT

The asking Rent for the property is £1,050.00 per calendar month and the Tenancy Deposit is £1,210.00 (equal to 5 weeks' rent).

The Holding Deposit is £240.00.

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/>

VIEWINGS

By prior appointment through Mundys.

- Luxury One Bedroom Apartment
- Furnished or Unfurnished
- Located on Brayford Waterfront
- High End Interior
- Concierge & Lift
- Allocated Parking Space
- Apartment - Available Now
- Open Plan Kitchen & Lounge
- EPC Energy Rating - C
- Council Tax Band - B (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 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.