



313 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

£1,400 pcm

FURNISHED WITH PARKING

This modern apartment offers a spacious Open Plan Living, Kitchen and Dining Area, finished to a high specification with quality fixtures and fittings throughout. The internal accommodation briefly comprises of an Entrance Hall, Hallway, Open Plan Living/Kitchen/Dining Space, Bedroom One with En-suite Bathroom, a second Bedroom and an additional Bathroom with Shower.



LOCATION

Witham Wharf is located within the desirable Brayford Wharf North development, right in the heart of Lincoln's city centre. The property enjoys a prime position overlooking the vibrant Brayford Waterfront, home to a range of popular bars, restaurants, and cafés. Lincoln High Street and the Waterside Shopping Centre are just a short walk away, offering excellent shopping and leisure facilities. The area also provides convenient access to local transport links and major routes in and out of the city.

ACCOMMODATION

The property is offered fully furnished and provides well-appointed accommodation comprising of an Entrance Hall with storage cupboard, Hallway and an Open Plan Living/Kitchen/Dining Area with a balcony overlooking the Marina. The Kitchen includes integrated appliances, along with a dining table, chairs, sofa, and armchair. There are two Double Bedrooms, both featuring fitted wardrobes and bedroom furniture, with Bedroom One benefitting from an En-suite Bathroom and an additional Bathroom with Shower.

Works to the development have been outlined by the Management Company, with commencement anticipated for September 2025. Such works may impact the enjoyment or amenity of the property. Please ask for more details.

OUTSIDE

A balcony is accessed from the Open Plan Living/Kitchen/Dining Area and offers panoramic views over the Brayford Waterfront. The property includes one allocated parking space within the NCP car park to the rear and benefits from secure entry, concierge service, and lift access to all floors.

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, unless negotiated otherwise.

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.

- **Third Floor Executive Apartment**
- **Furnished Apartment**
- **Two Double Bedrooms**
- **En-suite to Bedroom One**
- **Balcony Views across Marina**
- **Open Plan Lounge and Kitchen**
- **Fitted Appliances to Kitchen**
- **Energy Performance Rating - C**
- **Council Tax Band - D (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.