



Witham Wharf, Brayford Street
Lincoln

MOUNT & MINSTER

Witham Wharf, Brayford

Lincoln

- Executive Apartment
- Spacious Open Plan Living Area
- Master Bedroom With Ensuite
- Second Bedroom
- Family Bathroom
- 5 Day Concierge
- Excellent City Centre Location
- EPC: C

INTRODUCTION

****CASH BUYERS****An impressive and very well presented executive apartment in one of Lincoln's most sought after and award winning developments. Witham Wharf benefits from a prominent position looking out over the Brayford with local shopping, restaurants and leisure facilities right on the doorstep, as well as secure access to the building itself with 5 day concierge available to all residents.

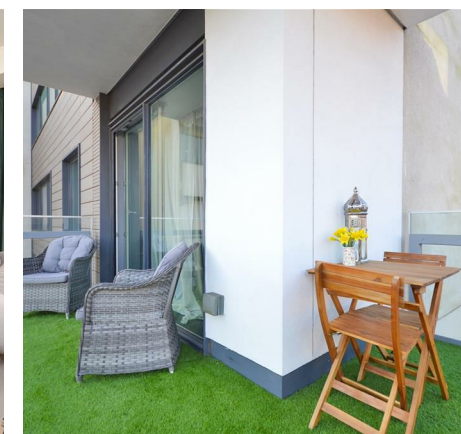
LOCATION

Dominated by one of the finest cathedrals in Europe and a recently renovated Norman Castle, home to the famous Magna Carta, Lincoln is one of the most historic cities in the region. The Cathedral Quarter, at the top of the aptly named 'Steep Hill' features a mix of independent shops, cafes and restaurants along its cobbled streets, while 'downhill' Lincoln is where you will find all your favourite High Street retailers. The Brayford Waterfront is home to some great bars and eateries, some with fabulous views over the Marina, as well as the Odeon multiplex cinema. This combination of ancient and modern urban living makes Lincoln the perfect place to live.

ACCOMMODATION

Entrance Hall

Oak flooring throughout with LED down-lights and a useful utility cupboard with a washing machine. A video intercom is located next to the main door.





Open-Plan Living

6.31m x 6.56m (20'8" x 21'6")

Beautiful exposed timber floors with LED down-lights and a large space separated into three main areas, kitchen, living and dining. The kitchen benefits from a modern fitted kitchen with high and low storage units, silver effect work-tops, stainless steel sink with drainer and integrated appliances including microwave, oven, fridge-freezer, dishwasher and an electric hob. Speakers are also integrated into the ceiling and are controlled centrally throughout the apartment from this room.

Master Bedroom

3.56m x 6.08m (11'8" x 19'11")

Carpeted throughout with LED down-lights and integrated wardrobes with mirrored sliding doors. Speakers are integrated into the ceiling.

Ensuite

A beautifully proportioned and modern shower-room with a tiled floor, LED down-lights, heated wall-mounted towel rail and a large fixed wall mirror with a storage shelf below. The suite includes w.c., wash basin and a shower with a glass screen and tiled walls.

Bedroom Two

3.73m x 3.10m (12'2" x 10'2")

Carpeted throughout with LED down-lights and integrated wardrobes with mirrored sliding doors. Speakers are integrated into the ceiling.

Family Bathroom

1.70m x 2.35m (5'6" x 7'8")

Tiled floors, LED down-lights, heated wall-mounted towel rail and a large fixed wall mirror with a storage shelf below. The suite includes w.c., shaver point, wash basin and a bath with a shower above and a glass screen and tiled walls.

SERVICES

The property is centrally heated throughout with modern and efficient electric storage heaters, with additional mains water, electricity and drainage all connected to the property. The agents have not tested the services and prospective purchasers are encouraged to satisfy themselves that all services and appliances included in the sale are in working order.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Leasehold. The property is currently let on a Periodic Assured Shorthold Tenancy. Should an investor wish to retain the tenants then this will be acceptable. Should a buyer wish to reside within the property then vacant possession will be offered on completion.

PARTICULARS

Drafted following clients' instructions of May 2017.

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

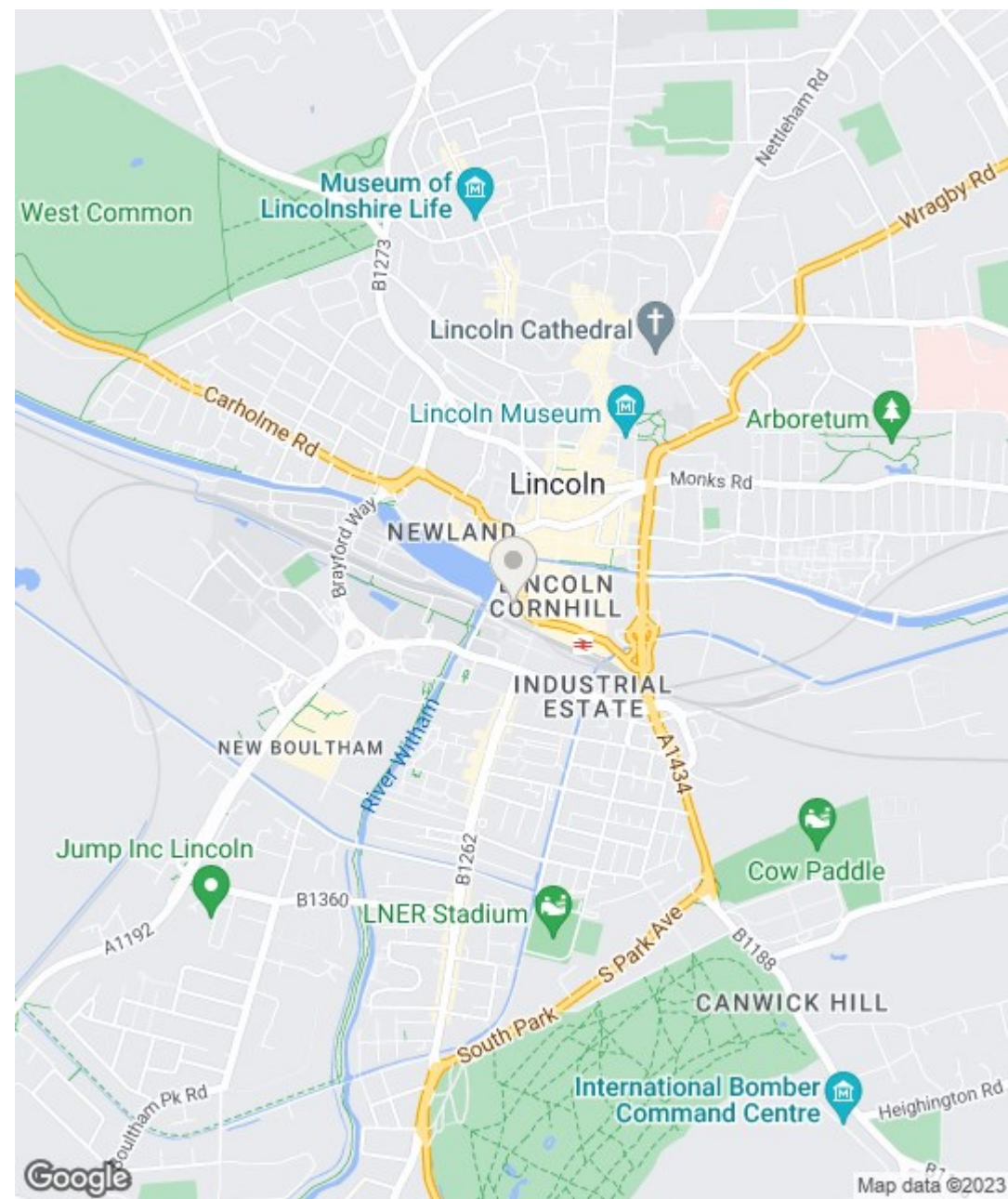
ADDITIONAL INFORMATION

For further details, please contact Daniel Baines at Mount & Minster:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	79
England & Wales	EU Directive 2002/91/EC	

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