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One The Brayford, Lincoln, LN1 1BN



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When it comes to
property it must be


lovelle



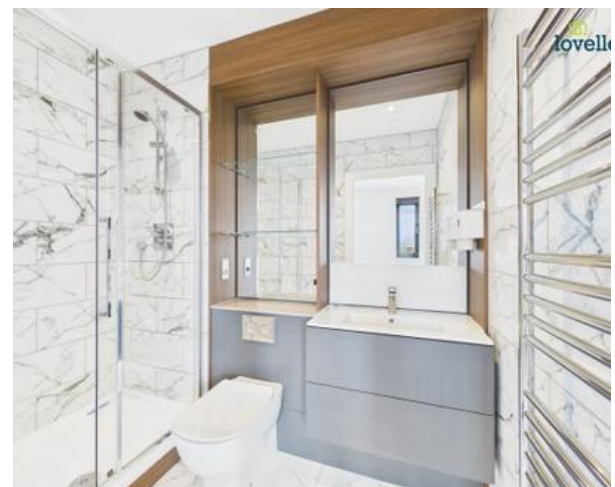
Asking Price: £250,000

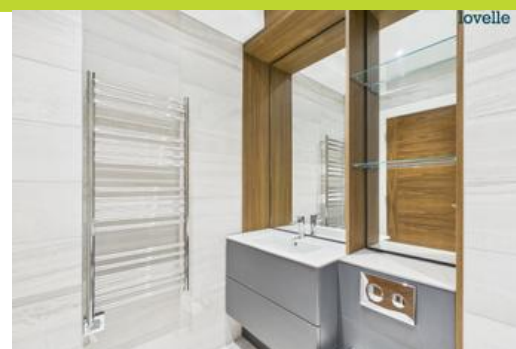


Spacious apartment with large open-plan living, a private balcony with city views, and a high-spec kitchen. Features two double bedrooms, including a master with a mirrored built-in wardrobe and en-suite. Residents enjoy concierge service, secure floor access, and a prime waterfront location. Cash buyers only.

Key Features

- Luxury 2-Bedroom Apartment in the One The Brayford Development
- Spacious Open-Plan Living Area with Modern High-Spec Kitchen
- Private Balcony with Views Over Lincoln
- Master Bedroom Features a Mirrored Built-In Wardrobe and En-Suite Shower Room
- Council Tax Band:
- EPC Rating: C
- Tenure: Leasehold





Luxury 2-Bedroom Apartment - One The Brayford, Lincoln (LN1 1BN)

Discover sophisticated city living in this stunning two-bedroom apartment, situated in the prestigious One The Brayford development. With spacious interiors, high-end finishes, and breathtaking views over Lincoln, this property offers the perfect blend of style and convenience.

The large open-plan living area is designed for modern living, featuring a fully fitted kitchen with a four-ring hob, oven, microwave, and washer/dryer. The space is bathed in natural light, thanks to floor-to-ceiling sliding doors, which open onto a generous private balcony, offering uninterrupted city views.

The apartment boasts two spacious double bedrooms, including a luxurious master suite with a built-in mirrored wardrobe and a sleek en-suite shower room. A modern main bathroom serves the second bedroom and guests, ensuring comfort and practicality.

Residents benefit from exclusive amenities, including:

- Concierge service for convenience
- Secure floor access via security pass for peace of mind
- Prime waterfront location, just moments from Lincoln's best bars, restaurants, and shops

This exceptional property is available to cash buyers only. Don't miss out - contact us today to arrange a viewing!

Hallway

1.85m x 5.17m (6'1" x 17'0")

Modern sockets and switches, carpet, doors leading to bathroom, both bedrooms and the kitchen/living area. A cupboard used for storage. Fuse box, intercom and entrance front door.

Kitchen/Living Area

5.58m x 3.42m (18'4" x 11'2")

Well presented modern kitchen with integrated oven, fridge, washer/dryer and microwave. Stainless steel extractor canopy, tiled splashback, fitted base and wall units, and under unit lights. Wood effect flooring and spotlight lighting.

Plenty of windows for natural light and a large sliding door leading to the private balcony. Carpet in living area and an electric heater. Sockets for TV and floor to ceiling blinds, double glazed window to rear and side aspect.

Bedroom 1

2.76m x 4.56m (9'1" x 15'0")

Spacious double bedroom with plenty of natural light coming through the 3 windows. Large double mirrored wardrobe, carpet electric heater, modern stainless-steel sockets and switches, double glazed windows to rear aspect.

En-Suite

1.22m x 2.4m (4'0" x 7'11")

Tiled flooring and walls, low level WC, wash basin, heated towel rail, large double shower, large built-in mirror, extractor fan, and spotlight lighting.

Bedroom 2

3.11m x 3.04m (10'2" x 10'0")

Spacious double bedroom, carpet, 2 double glazed windows to rear aspect. Spotlight lighting, stainless steel modern sockets and switches.

Bathroom

2.42m x 1.39m (7'11" x 4'7")

Tiled flooring and walls, low level WC, wash basin, heated towel rail, bath with a shower over, large built-in mirror, extractor fan, and spotlight lighting.

Balcony

2.09m x 5.38m (6'11" x 17'8")

Wooden flooring, overlooking Lincoln skyline.

Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

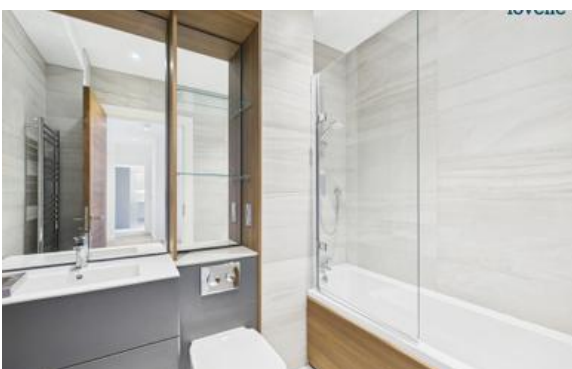
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

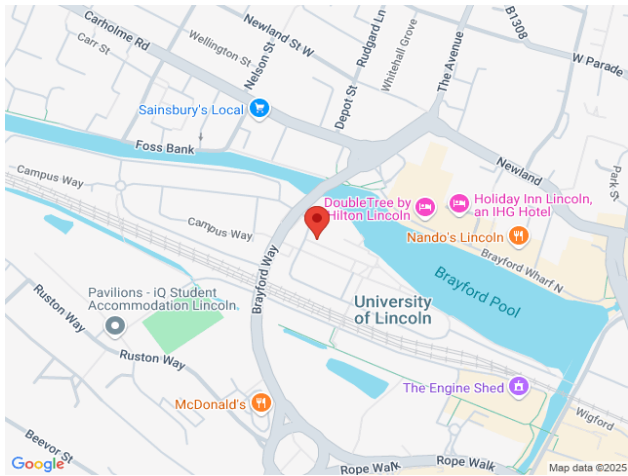
Agent Notes

Lovelle Estate Agents have not inspected a copy of the lease; therefore, potential purchasers are advised to make their own enquiries regarding this matter before proceeding with an offer.

Agent Notes

There is 993 years remaining on the lease. Service charge of £3500 per annum. Ground rent is £300 per annum. Please contact Lovelle Estate Agents for more information.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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