



Brayford Wharf North, Lincoln



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£1,600 PCM



Key Features

- 2 Bedroom Fully Furnished Apartment
- Sought After Location
- Concierge Service
- Holding Deposit £369
- Deposit £1,846
- EPC Grade C
- Council Tax Band D
- Available Immediately





Newton Fallowell are delighted to offer for Let this 2 Bedroom Furnished Apartment. The apartment accommodation comprises Entrance Hallway, Open Plan Lounge/Kitchen/Diner, Master Bedroom with Ensuite, Second Double Bedroom, and Bathroom. The apartment also benefits from concierge service. Deposit £1,846. EPC Grade C. Council Tax Band D. Call Newton Fallowell on 01522 516590. Available Immediately.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Entrance Hall

Intercom unit to wall. Airing cupboard off main hallway.

Open Plan Kitchen/Lounge

Base and eye level units with integrated fridge/freezer, dishwasher and built in electric oven, electric hob, and microwave. Windows to side aspect and electric heater. Sliding door leading to private balcony.

Master Bedroom

Windows to side aspect and electric heater. Built in double wardrobe with sliding mirrored doors.

Ensuite

Shower with mixer mains fed shower, push button wc, vanity unit and basin. Tiled walls and floor. Electric chrome towel heater.

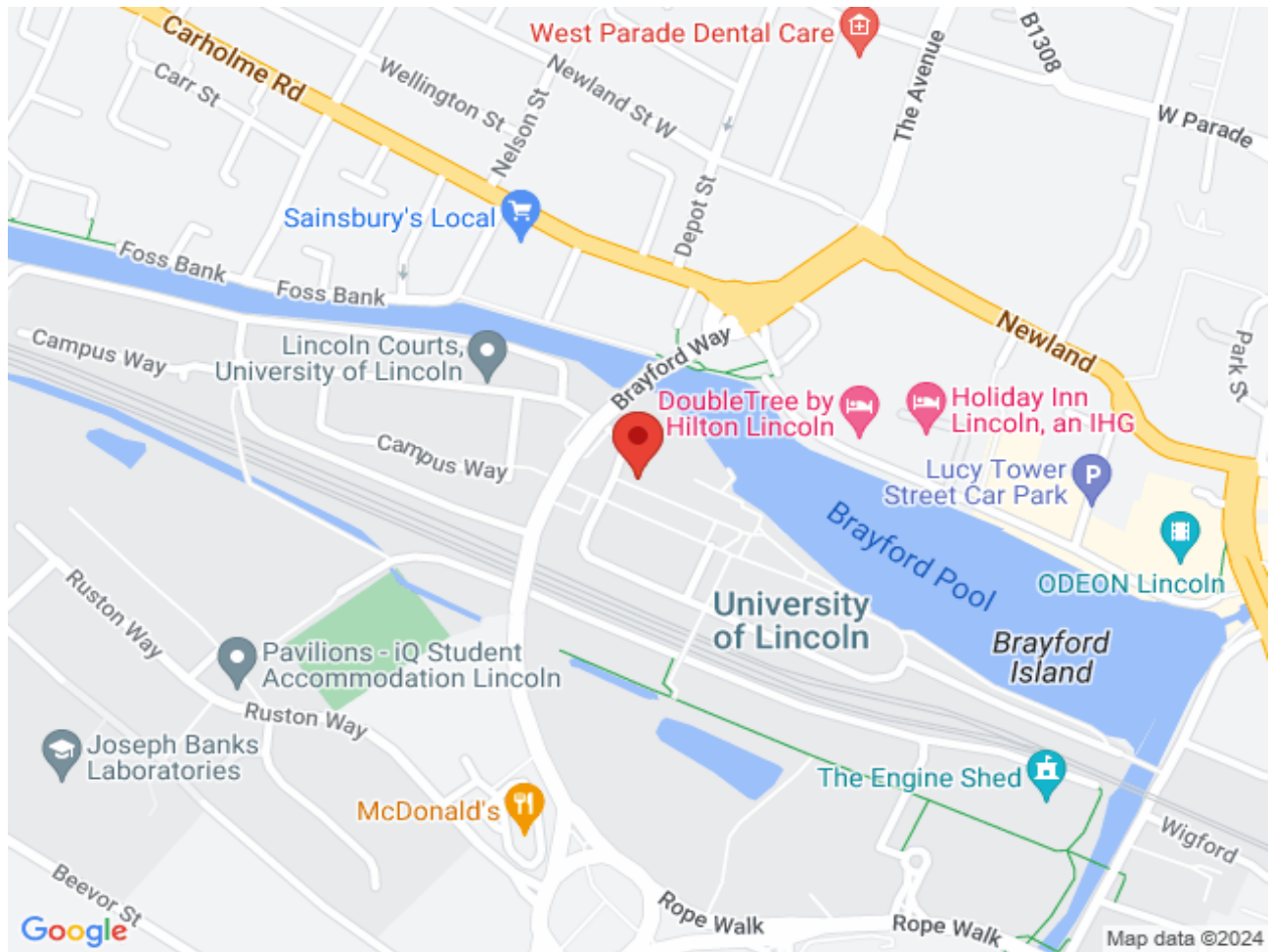
Bedroom Two

Windows to side aspect and electric heater.

Bathroom

Panelled bath with mixer mains fed shower, push button wc, vanity unit and basin. Tiled walls and floor. Electric chrome towel heater.





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		