



**One The Brayford Brayford Wharf North, Lincoln LN1 1BN**

**welcome to**

**One The Brayford Brayford Wharf North, Lincoln**

A luxury first floor apartment finished to a high standard in the sought after water front development of Brayford Wharf North with internal accommodation briefly comprising; entrance hall, open plan lounge / kitchen / diner with integrated appliances, one double bedroom and a bathroom.





### **Entrance Hall**

### **Lounge / Kitchen / Diner**

15' 2" Max x 16' 8" Max ( 4.62m Max x 5.08m Max )

### **Bedroom**

12' 3" x 9' 4" Max ( 3.73m x 2.84m Max )

### **Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## One The Brayford Brayford Wharf North, Lincoln

- FIRST FLOOR APARTMENT ONE DOUBLE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN/DINER
- FITTED BATHROOM
- OFF ROAD PARKING
- 24 HOUR CONCIERGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR118801 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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