



One The Brayford Brayford Wharf North, Lincoln LN1 1BN



welcome to

One The Brayford Brayford Wharf North, Lincoln

A modern one bedroom apartment situated in the highly sought after City Centre of Lincoln which briefly comprises: kitchen/living area, a double bedroom and bathroom. With a wealth of amenities nearby, this property is not one to miss!



Situated in the highly sought after City Centre of Lincoln is this modern one bedroom apartment which briefly comprises: kitchen/living area, a double bedroom and bathroom. This property also benefits from an allocated parking space and local access to a wide range of amenities such as shops, restaurants, gyms and transport links to surrounding areas. Call now to arrange a viewing and appreciate this property in full!

Lounge / Kitchen

16' 6" x 15' 2" (5.03m x 4.62m)

Bedroom One

13' 4" without wardrobe x 13' 5" into bay (4.06m without wardrobe x 4.09m into bay)

Bathroom

Agent's Note



view this property online williamhbrown.co.uk/Property/LCR119356



welcome to

One The Brayford Brayford Wharf North, Lincoln

- SECOND FLOOR ONE BEDROOM APARTMENT
- ALLOCATED PARKING SPACE
- GENEROUS DOUBLE BEDROOM
- KITCHEN / LIVING AREA
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: C

offers over

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/LCR119356](https://www.williambrown.co.uk/Property/LCR119356)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
LCR119356 - 0013



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