



**Witham Wharf, Brayford Street,
Lincoln**

01 250 5000


MARTIN&CO

Witham Wharf, Brayford Street,
Lincoln

Apartment
2 Bedrooms, 2 Bathroom

£1,350 PCM

Date Available: 19th August 2024

Deposit: £1,557

Part furnished

- Executive Apartment
- Master with Ensuite
- Part Furnished
- Two Double Bedrooms with wardrobes
- Concierge Service
- City Centre Location
- Marina Views
- EPC grade C
- Council Tax Band - E

MARINA FACING TWO BEDROOM APARTMENT centrally located in the heart of Lincoln at Witham Wharf. Briefly comprising; Entrance Hall, Open Plan Living/Dining with a Fully Fitted Kitchen, Two Double Bedrooms with fitted wardrobes and the master with Ensuite plus a Family Bathroom and balcony. Part Furnished. 1 Parking space Included

Initial 12 month tenancy
Council tax Band E



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Property would not be suitable for pets. Unfortunately we cannot accept smokers or pets at this property.

Length of tenancy - 12 months initial tenancy
 Council Tax Band - E - Lincoln City Council
 Mobile (based on calls indoors) - , O2, THREE & Vodafone Average coverage, EE Coverage Available
 Broadband (estimated speeds)
 Standard information unobtainable
 Superfast information unobtainable
 Ultrafast information unobtainable
 Satellite & Cable TV Availability - BT & Sky



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		
	79	85
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.