



**One The Brayford, Lincoln**

**Asking Price £205,000**

  
**MARTIN&CO**



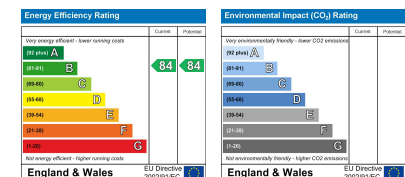
# One The Brayford, Lincoln

## Apartment

2 Bedrooms, 1 Bathroom

Asking Price £205,000

- Sixth Floor Apartment
- Investment Opportunity
- Penthouse Collection
- City Centre Location
- Secure Development
- Open Plan Living
- Kitchen with Integrated Appliances
- Allocated Parking
- Tenure - Leasehold / Service Charge - £2700pa / Ground Rent - £350pa / 991yrs
- EPC Rating - B / Council Tax Band - D



Two bedroom sixth floor PENTHOUSE COLLECTION apartment overlooking the desirable Brayford Pool Marina, within the popular One The Brayford development. This apartment is offered for sale as an investment opportunity with a tenant in situ until June 2026. Sold with no onward chain.

Comprising internally of an entrance hall, two bedrooms, luxury bathroom and an open plan living kitchen diner, fully fitted with a range of integrated appliances. The One offers a concierge service with lift access to each floor and a secure gated car park enclosing the single allocated bay. The penthouse collection includes stylish fit out items, premium kitchens and fitted wardrobes.

The One development is located in the heart of the city within walking distance to local amenities and regular transport links.

Agent note - We understand that the carpark is to be closed for 44 weeks whilst work is carried out to the cladding of the building. The commencement date is presently TBC but is expected to be within 2025.

Tenure - Leasehold  
EPC Rating - B  
Council Tax Band - D

Leasehold Information  
Lease Remaining - 991 Years





Ground Rent - £350 per annum  
Service Charge - £2,700 per annum  
Review Period - annually

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### Investment Opportunity

The property benefits from a tenant in situ on a fixed term AST until June 2026 paying £1200pcm.

#### Hallway

Carpet flooring, spot lit ceiling, radiator, mains consumer unit and lit cupboard housing the Worcester boiler and hot water cylinder.

#### Open Plan Living Kitchen Diner

16'0" x 13'2"

Base and eye level units with a quartz work surface, tiled splash backs and an inset sink and drainer grooves. Fully fitted with a range of appliances to include a double oven, induction hob with extractor over, integrated fridge freezer, microwave, dishwasher and washer dryer. Wood effect laminate flooring, Nest thermostat, spot lit ceiling, double glazed window and a radiator.

#### Bedroom

12'2" x 9'8" (max measurements).

Double glazed window, carpet flooring, radiator, spot lit ceiling and a fitted wardrobe.

#### Bathroom

7'9" x 4'6"

Fully tiled room with a three piece suite comprising of a concealed cistern WC, vanity wash basin and a

panel bath with thermostatic shower over. Spot lit ceiling with extractor and a heated towel rail.

#### Bedroom

9'0" x 8'3"

Double glazed window, carpet flooring, radiator and a spot lit ceiling. Fitted wardrobe and dressing table.

#### Outside

The property benefits from an allocated parking bay for one vehicle.

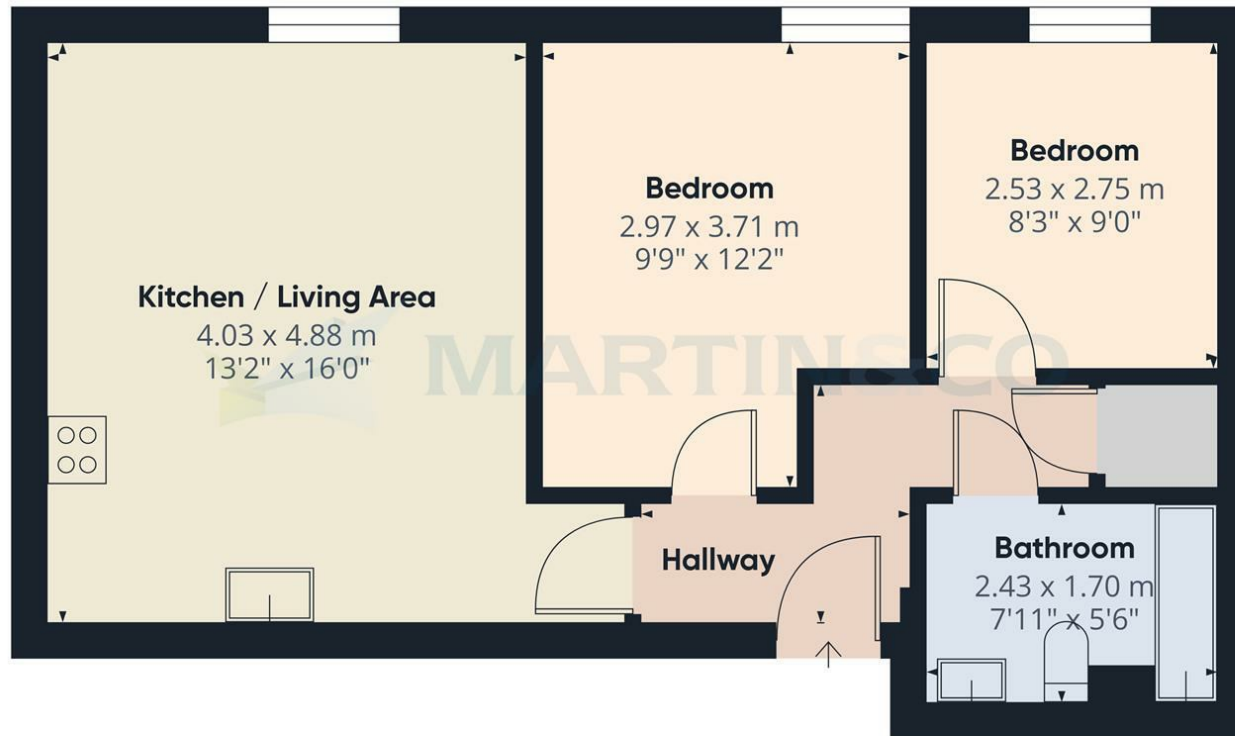
#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



ONE THE  
BRAYFORD





Approximate total area<sup>(1)</sup>  
47.56 m<sup>2</sup>  
511.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Martin & Co Lincoln Sales**

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

**<http://www.martinco.com>**

**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.