



**One The Brayford, Brayford Wharf
North, LN1**

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One The Brayford, Brayford Wharf North, LN1

Apartment

1 Bedrooms, 1 Bathroom

£995 PCM

Date Available:

Deposit: £1,148

Unfurnished

- Fifth Floor Apartment
- Views of the Brayford
- One Bedroom with Fitted Wardrobe
- Allocated Parking
- Concierge Service
- Lift Access to All Floors
- Council Tax Band - B
- EPC Rating - C

Fifth floor one bedroom apartment with views of the Brayford being close to local amenities and within walking distance to the city centre. Comprising a bedroom, living/kitchen with appliances and a bathroom plus allocated parking, lift access to all floors and a 24 hour concierge.



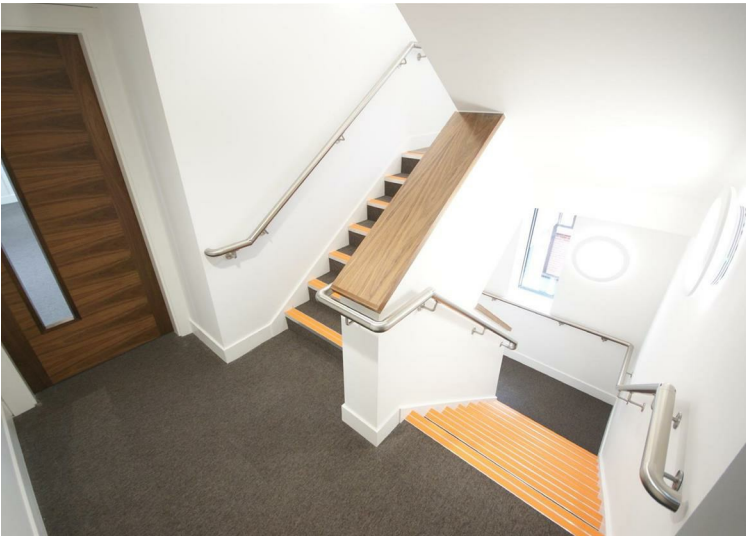
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Unfortunately the lease restrictions dictate that we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy

Allocated Parking space - Please note the car park will be closed for cladding works. The start date is unknown currently however this may affect the space during the tenancy and you will be required to find alternative parking at your own expense.

Council tax band - B - Lincoln
EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	79	79
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.