



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

01 400 500

One The Brayford, Brayford Wharf North, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£1,100 PCM

Date Available: 20th October 2025

Deposit: £1,320

- Two Bedrooms
- City Centre
- Furnished Apartment
- EPC - C
- Council Tax - B
- Allocated Secure Parking

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

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



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

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

Length of tenancy - 12 months initial tenancy

Council tax band - C - Lincoln City Council
EPC Rating - C

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.

Mobile (based on calls indoors)
O2 EE Three Vodafone
Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
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		
72	72	
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		
(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	

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