



One The Brayford, Brayford Wharf North,
Lincoln, Lincolnshire, LN1 1BN
£230,000



VIRTUAL VIEWING AVAILABLE Located in this prestigious water front development this two bedroom luxury apartment with balcony giving panoramic views across the city. The apartment accommodation comprises entrance Hallway, Lounge/Kitchen/Diner with built in appliances, Master bedroom with en-suite, second double bedroom and high standard bathroom. Further benefits include an allocated parking space and concierge reception.

Entrance Hall

11'2 x 9'0 (3.40m x 2.74m)



Access via an intercom unit and airing cupboard.

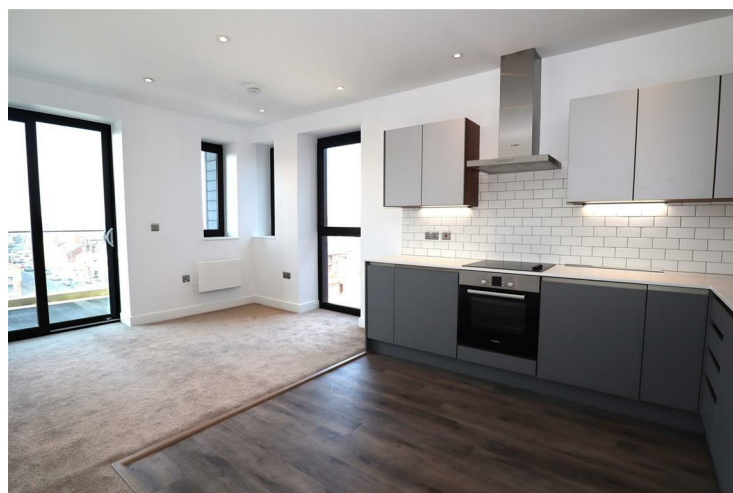
Open Plan Living Space

18'0 x 10'1 (5.49m x 3.07m)



With large sliding patio doors to front aspect and electric panel heater.

Kitchen area



Fitted with a range of wall and base units with work tops over, sink with drainer, built in electric oven with electric hob and microwave, integrated fridge/freezer and dishwasher and radiator.

Master Bedroom

15'1 x 15'0 (4.60m x 4.57m)



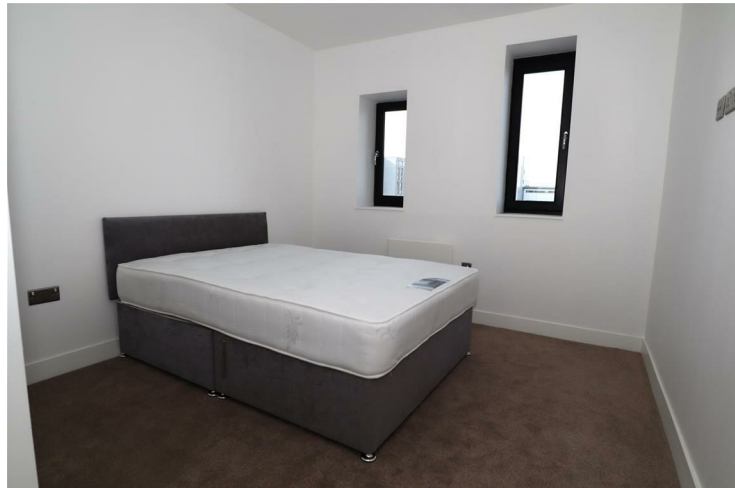
With windows to front aspect, built in double wardrobe with mirrored sliding doors and electric panel heater.

En-suite
7'1 x 4'1 (2.16m x 1.24m)



With low level WC, vanity sink, double shower cubicle, tiled walls and floor and chrome heater towel warmer.

Bedroom 2
12'0 x 10'0 (3.66m x 3.05m)



Windows to the front aspect and electric panel heater.

Bathroom
7'1 x 5'1 (2.16m x 1.55m)



With low level WC, panelled white bath with mixer taps and shower over, vanity sink and chrome heater towel heater.

Balcony
15'0 x 6'0 (4.57m x 1.83m)



With south facing views and accessed from the living space.

Agent Notes



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



ONE THE BRAYFORD, LINCOLN

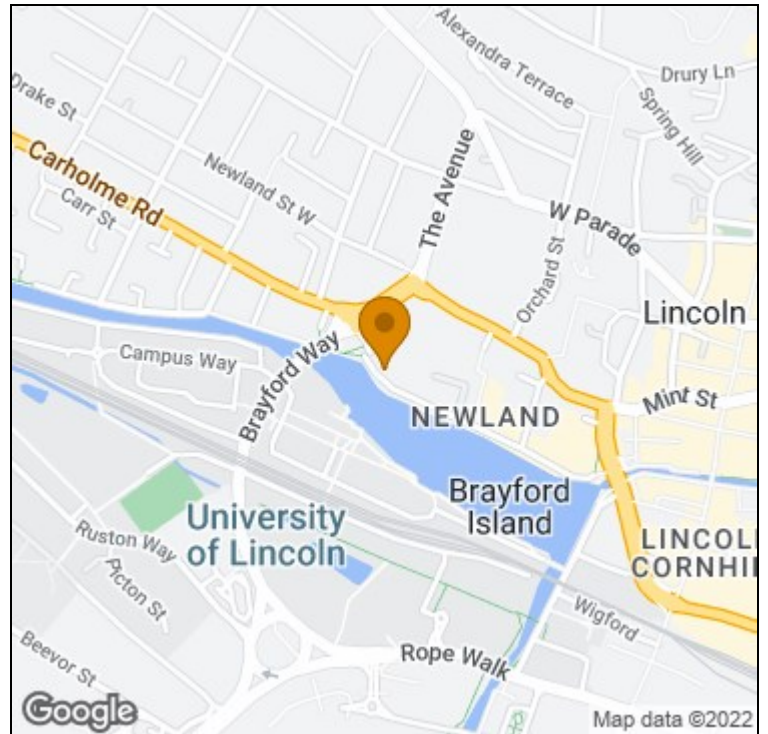
TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
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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