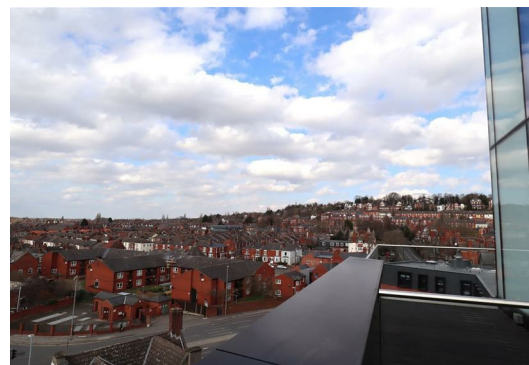




One The Brayford, Brayford Wharf North, Lincoln, Lincolnshire, LN1 1BN

£299,950



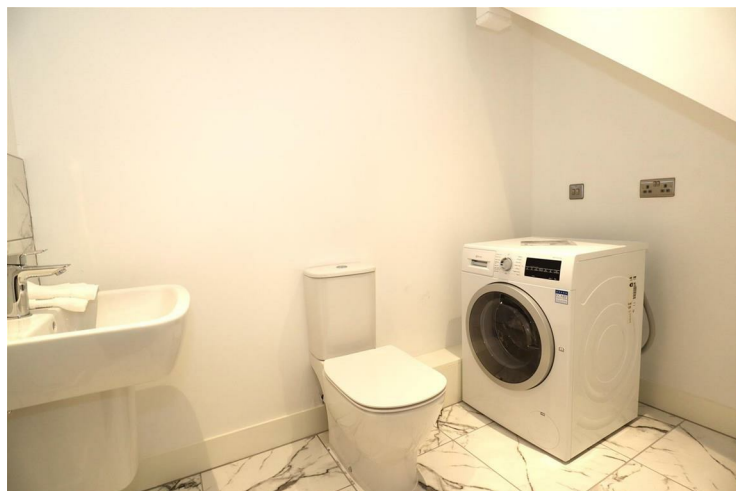
VIRTUAL VIEWING AVAILABLE Located in this prestigious development with a waterfront setting, a stunning duplex apartment with two bedrooms and balcony giving panoramic views across the city. Finished to a high standard throughout with built in NEFF appliances, granite worktops and SMART Heating controls, the bathrooms are also finished with quality fittings and tiling. The apartment accommodation comprises entrance Hallway, Lounge/Kitchen/Diner with south facing balcony, utility / cloak room, 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 x 9 (3.35m x 2.74m)



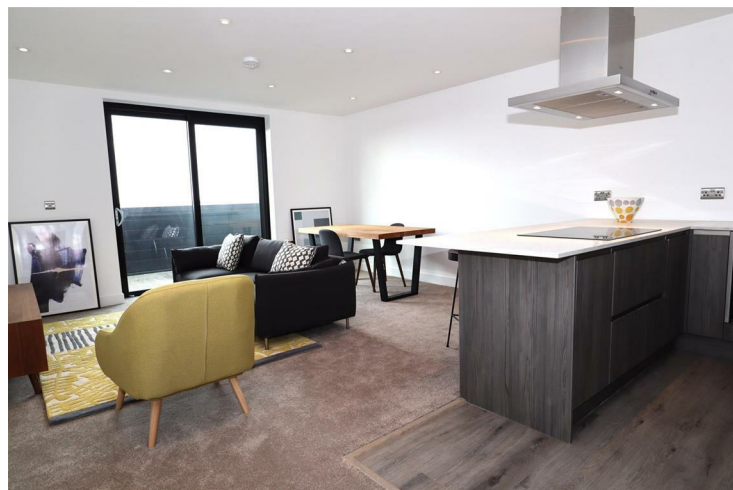
Access via an intercom unit and airing cupboard.

Downstairs Cloakroom
8'0 x 5'0 (2.44m x 1.52m)



With low level WC, wash hand basin and space for washing machine.

Open Living Space
24'1 x 15'0 (7.34m x 4.57m)



With window to side aspect.

Kitchen Area
With sliding patio doors to front aspect. Fitted with a range of wall and base units with work tops over, sink with drainer, built in electric oven with electric hob, chimney style extractor and microwave, integrated fridge/freezer and dishwasher and radiator.

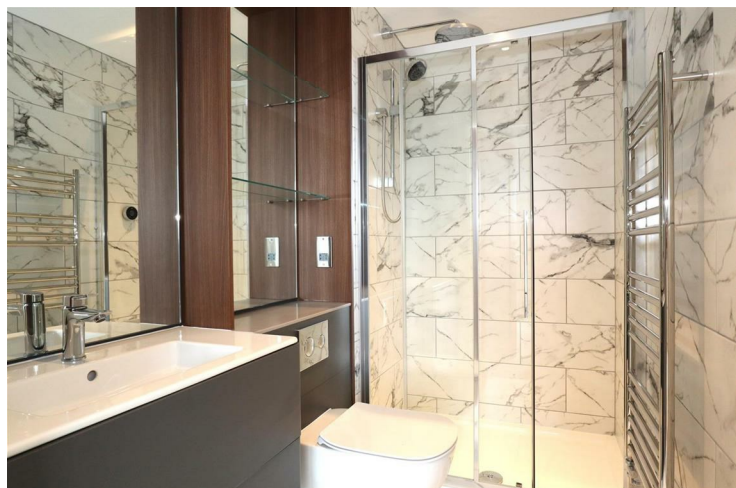
Landing
With access to airing cupboard.

Master Bedroom
14'1 x 10'1 (4.29m x 3.07m)



With window to the front aspect, built in double wardrobes with mirrored doors electric panel heater.

En-suite
7'1 x 5'0 (2.16m x 1.52m)



With low level WC, vanity sink unit, double shower with mixer mains fed shower, tiled walls and floor and chrome towel heater.

Bedroom 2
11'1 x 9'4 (3.38m x 2.84m)



With window to the rear aspect, built in wardrobe and electric panel heater.

Bathroom
8'0 x 5'0 (2.44m x 1.52m)



With low level WC, panelled bath with mixer shower over, vanity sink unit, tiled walls and floor and chrome towel heater.

Balcony
15'1 x 6'0 (4.60m x 1.83m)



Accessed via the Living Space sliding doors

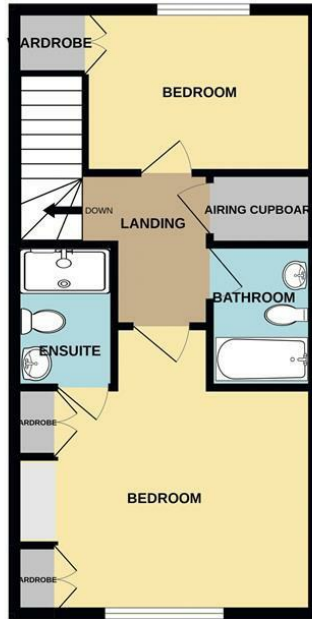
Agent Notes

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
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



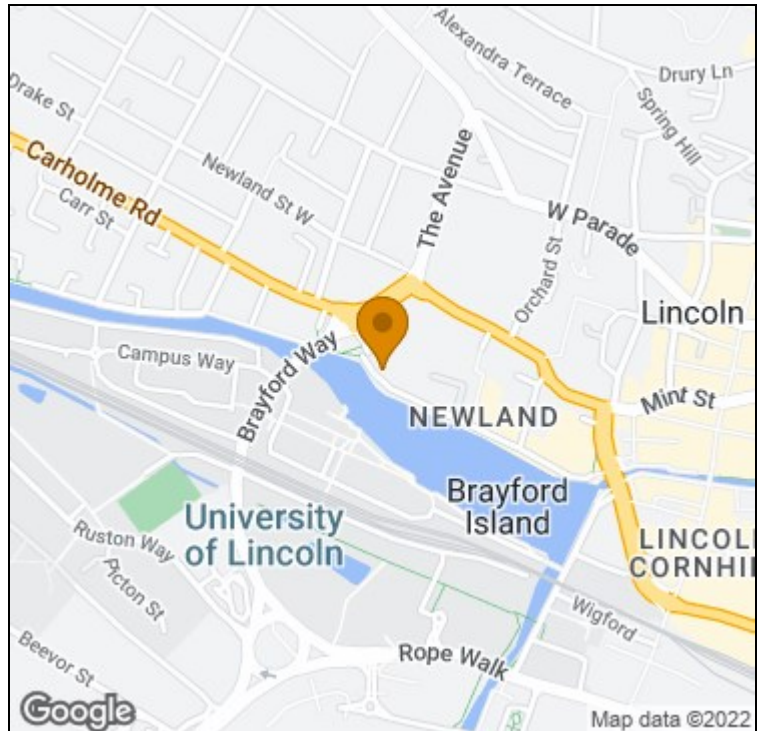
ONE THE BRAYFORD LN1 1BN

TOTAL FLOOR AREA: 893 sq.ft. (82.9 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.
Made with Metropix ©2022

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		



t: 01522516590 e: lincoln@newtonfallowell.co.uk

www.newtonfallowell.co.uk