

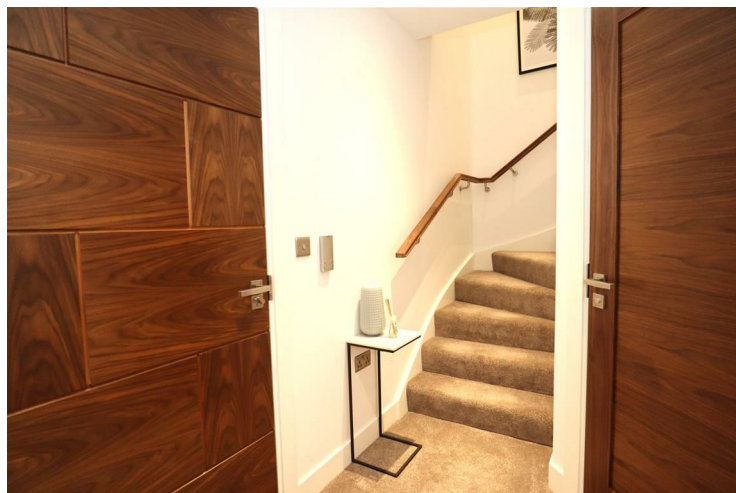


**Brayford Wharf North,**  
Lincoln, Lincolnshire, LN1 1BN  
**£399,950**



**\*VIRTUAL VIEWING AVAILABLE\*** Located in this prestigious development with a waterfront setting, a stunning duplex apartment with two bedrooms and two balconies 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, downstairs 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



Access via an intercom unit.

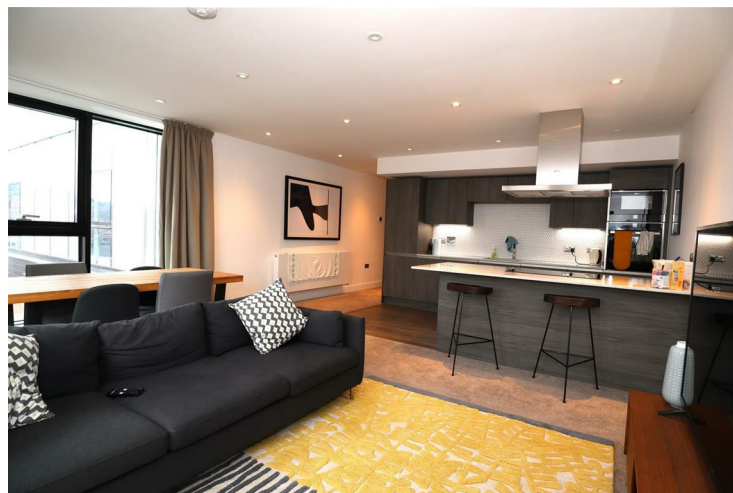
#### Downstairs WC

**7'0 x 5'0 (2.13m x 1.52m)**



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

#### Open Plan Living Space **21'0 x 16'0 (6.40m x 4.88m)**



With window to side aspect and radiator.

#### Kitchen Area

With sliding patio doors and window to the 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

#### Master Bedroom

**16'0 x 12'0 (4.88m x 3.66m)**



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

En-suite  
7'0 x 4'0 (2.13m x 1.22m)



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

Bedroom 2  
12'0 x 9'0 (3.66m x 2.74m)



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

Bathroom  
7'0 x 4'0 (2.13m x 1.22m)



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

Bedroom Three  
11'0 x 9'0 (3.35m x 2.74m)



Window to side aspect with radiator

Terrace Balcony  
34'0 x 13'0 (10.36m x 3.96m)



Living Space Balcony  
16'0 x 7'0 (4.88m x 2.13m)

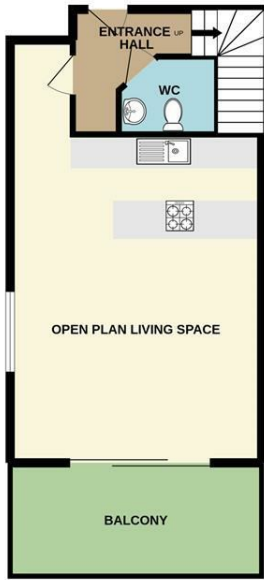


Accessed via the Living Space sliding doors

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  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



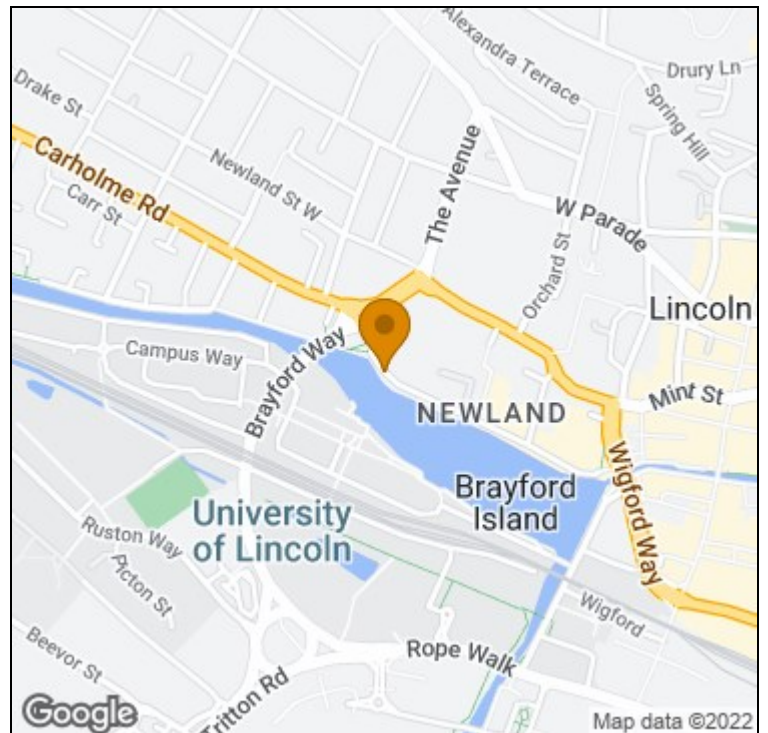
ONE THE BRAYFORD, LINCOLN, LN1 1BN

TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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		84	84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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