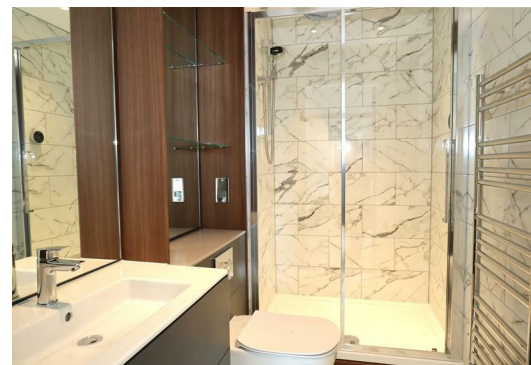




One The Brayford, Brayford Wharf North, Lincoln, Lincolnshire, LN1 1BN

£249,950



VIRTUAL VIEWING AVAILABLE Situated in this exclusive waterfront development this luxury 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

11'1 x 9'1 (3.38m x 2.77m)



Access via an intercom unit and airing cupboard.

Open Living Space

16'1 x 15'1 (4.90m x 4.60m)



With window to side aspect.

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

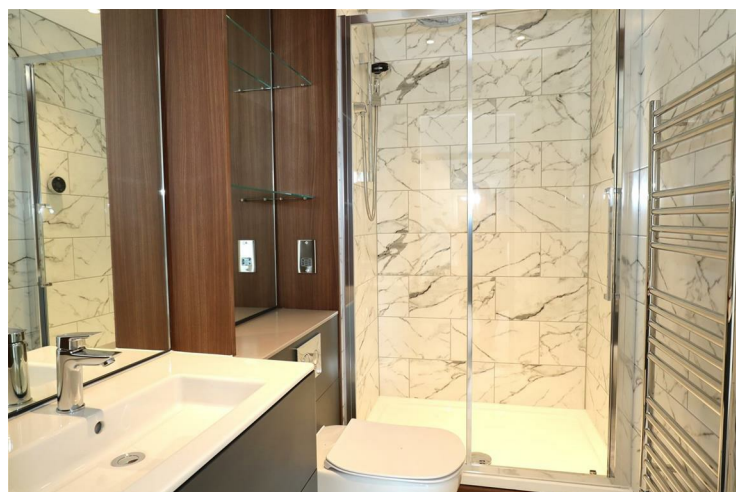
19'0 x 10'0 (5.79m x 3.05m)



Window to side aspect. Built in double wardrobe with sliding mirrored doors and radiator.

En-suite

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



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

Bedroom 2
11'0 x 9'0 (3.35m x 2.74m)



Windows to side aspect and radiator

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



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

Outdoor

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
657 sq.ft. (61.0 sq.m.) approx.



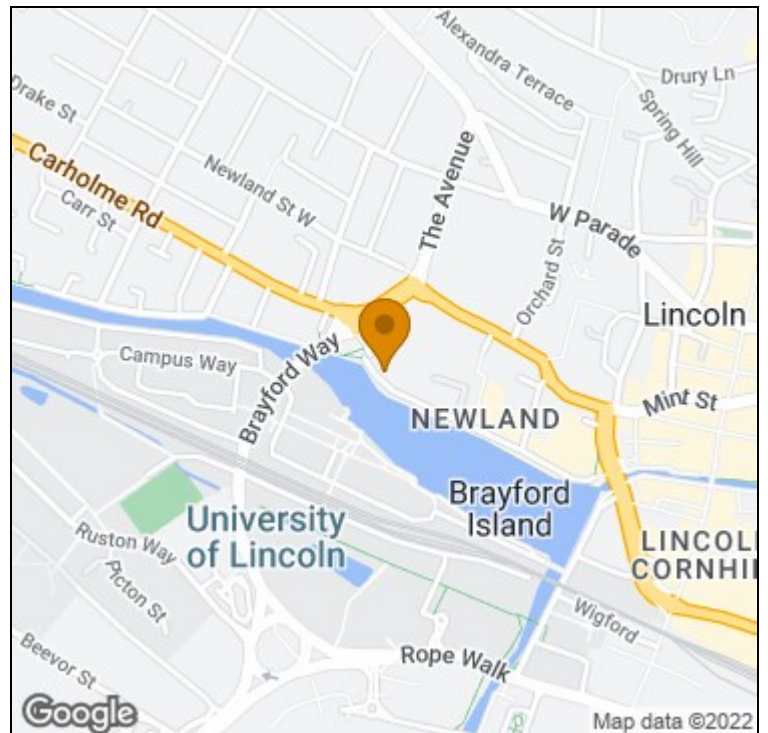
ONE THE BRAYFORD, LINCOLN

TOTAL FLOOR AREA: 657 sq.ft. (61.0 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		



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

www.newtonfallowell.co.uk