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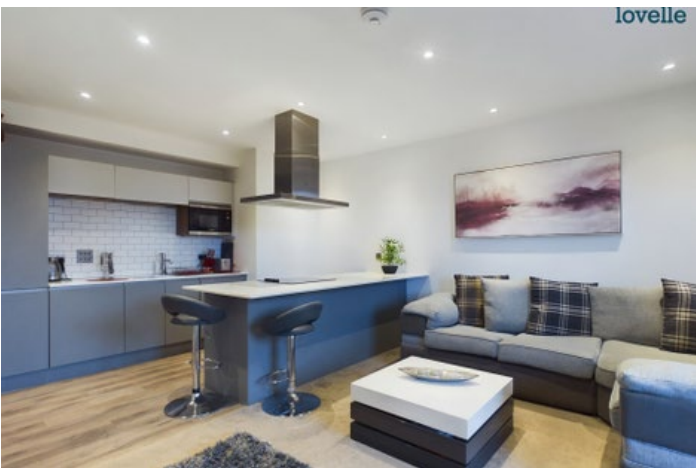


Apartment 307, One The Brayford, Lincoln LN1 1BN



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£250,000



Luxurious 2-bedroom apartment at One The Brayford with balcony, secure parking, concierge service. \*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

### Key Features

- Luxurious 2-bedroom apartment at One The Brayford
- Open-plan layout seamlessly connects lounge and kitchen
- Master bedroom features an en suite bathroom
- Additional bathroom
- Private balcony
- Secure gated parking and concierge service
- EPC rating C
- Tenure: Leasehold
- Council Tax Band : D



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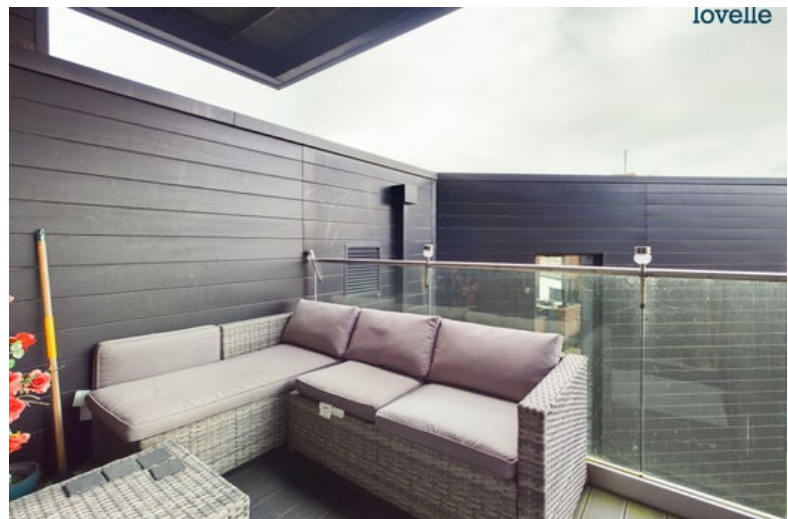
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## Luxurious 2-Bedroom Apartment with Balcony and Secure Parking at One The Brayford

Nestled within the esteemed waterfront development of One The Brayford, this elegant 2-bedroom apartment epitomises contemporary city living at its finest.

**Open-Plan Layout:** Revel in the seamless blend of the open-plan lounge and kitchen area, ideal for modern lifestyles and social gatherings.

**Two Bedrooms, One En Suite:** Delight in the comfort of two well-appointed bedrooms, including one with an en suite bathroom for added privacy and convenience.

**Additional Bathroom:** Benefit from the presence of an additional bathroom, ensuring ample accommodation for residents and visitors alike.

**Private Balcony with Views:** Unwind from your own private balcony, offering pleasant views of the surrounding area.

**Secure Allocated Parking:** Enjoy the peace of mind provided by secure gated parking, with an allocated space reserved exclusively for residents.

**Concierge Service:** Experience unparalleled convenience with access to a dedicated concierge service, available to assist residents with various needs and inquiries.

Indulge in the epitome of luxury living within the exclusive One The Brayford's waterfront community.

### Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

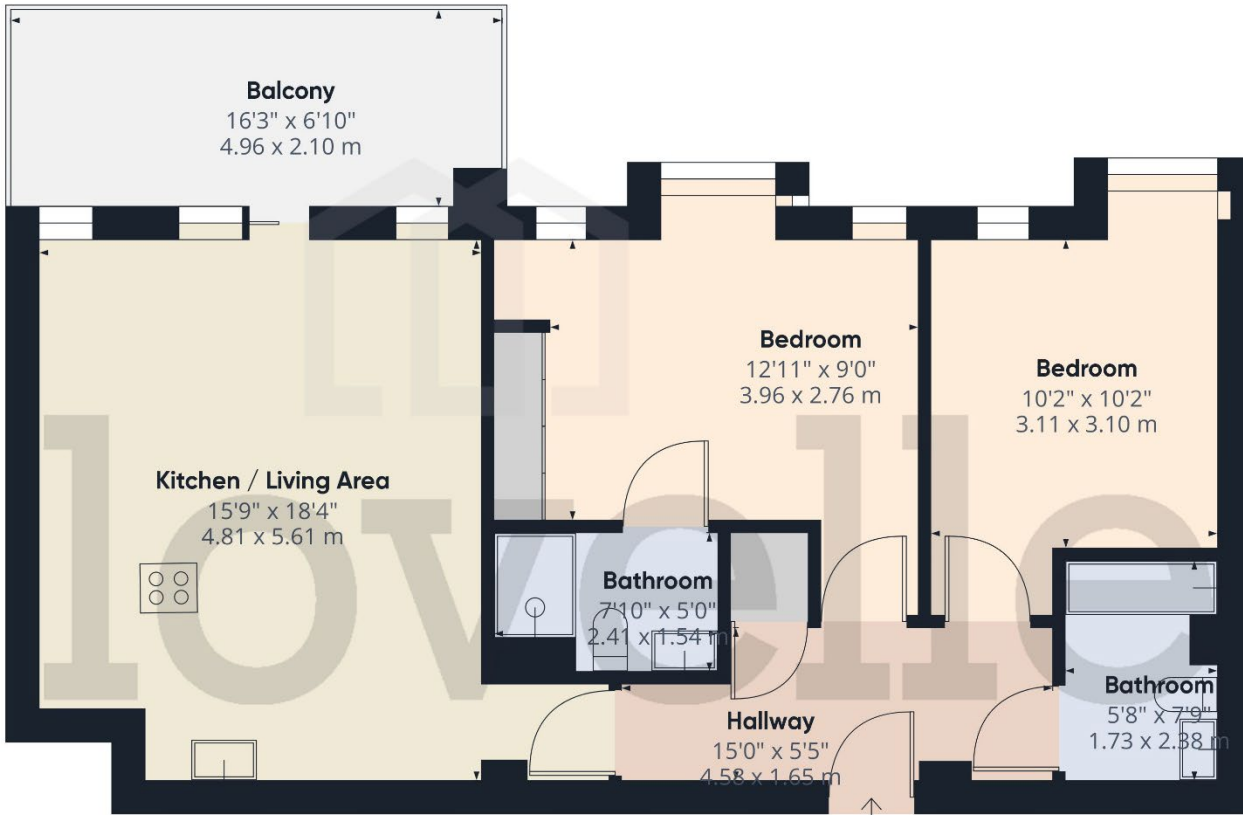
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Leasehold Information

Service Charge - £4920 per year approx

Ground Rent - £347.58 per year approx



Approximate total area<sup>(1)</sup>  
758.46 ft<sup>2</sup>  
70.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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