



Brayford Street  
Lincoln

MOUNT & MINSTER

# Brayford Street

Lincoln

- Furnished Modern Apartment
- Open Plan Living Area
- Two Bedrooms
- Two Bathrooms
- Concierge Service
- Great City Centre Location
- One Parking Space Available In Secure Car Park

## INTRODUCTION

This two bedroom furnished apartment is conveniently located in city centre of Lincoln. This modern apartment comprises: Open Plan Lounge Kitchen, Two Double Bedrooms and Two Bathrooms. The property also benefits from one parking space available in a secure car park and a balcony which has side views of Brayford Pool.

## LOCATION

Witham Wharf is an award winning building which stands on the edge of Lincoln's Brayford Waterfront which happens to be England's oldest inland Harbour and provides a range of restaurants and entertaining venues including DoubleTree by Hilton, Marco Pierre White Steakhouse Bar & Grill and the sky high Electric Bar. This apartment is located nearby to the High Street, Lincoln University Campus and the newly constructed Lincoln Transport Hub which provides a bus station and rail links to major UK cities.

## ACCOMMODATION

### Entrance Hall

There is an airing cupboard which contains a washer dryer.





### **Open Plan Lounge Kitchen**

**7.67m x 5.56m (25'1" x 18'2")**

Sofa, dining table and chairs, chest of drawers, freestanding fridge and integrated fridge, dishwasher, microwave, oven.

### **Master Bedroom**

**3.41m x 2.97m (11'2" x 9'8")**

Bed with mattress, built in wardrobe and door leading to Ensuite.

### **Ensuite**

### **Bedroom Two**

Bed with mattress, built in wardrobe, bedside table.

### **Bathroom**

### **ENERGY PERFORMANCE CERTIFICATE**

EPC: C

### **COUNCIL TAX BAND**

Council Tax Band: C

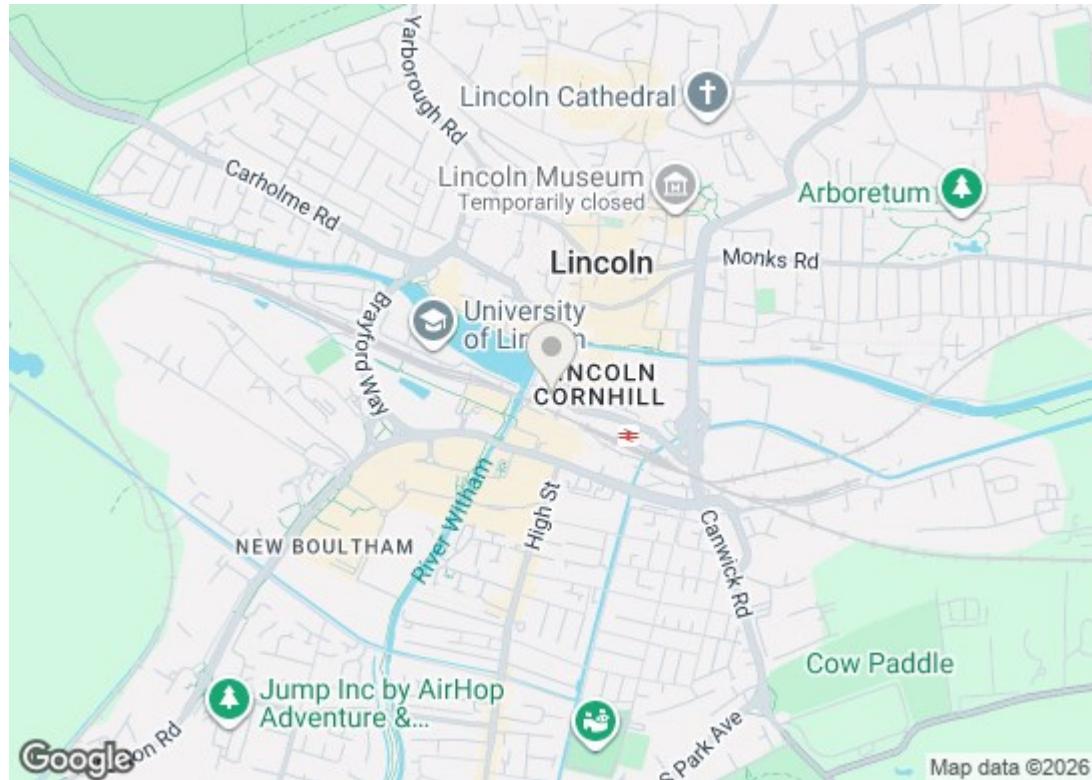
### **VIEWINGS**

By prior arrangement with the Sole Agents (01522 716204).

### **PARTICULARS**

Drafted following clients' instructions of November 2023.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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