



302 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

£1,000 pcm

ALLOCATED PARKING AND BALCONY OVERLOOKING MARINA

The internal accommodation briefly comprises of a Main Entrance Hall, Open Plan Living, Dining and Kitchen Area with appliances, Two Bedrooms, En-suite to Bedroom One and a Family Bathroom.



LOCATION

Witham Wharf is situated on Brayford Street, close to the heart of Lincoln City Centre and the Brayford Waterfront. The property is within easy walking distance of Lincoln High Street, with its range of shops, restaurants and everyday amenities, while Lincoln Central Railway Station and the city's main bus station are also nearby. The University of Lincoln is situated close to the property, with the historic Cathedral Quarter also within easy reach.

ACCOMMODATION

A spacious Third Floor Apartment situated close to the heart of Lincoln City Centre, offering modern accommodation together with views overlooking the Marina. The property is accessed via a secure entrance reception with concierge service, with lifts providing access to the upper floors. Internally, the Apartment has a Main Entrance Hall with airing/storage cupboard, leading into the Open Plan Living, Dining and Kitchen Area with appliances included. There are Two Bedrooms, with Bedroom One benefiting from an En-suite, together with a separate Family Bathroom. The apartment also features an integrated audio system.

OUTSIDE

The property benefits from Allocated Parking and a private Balcony overlooking the Marina.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Spacious Two Bedroom Apartment
- Concierge Service
- City Centre Location
- Open Plan Living/Dining & Kitchen Area
- Allocated Parking
- Family Bathroom & En-suite Shower Room
- Private Balcony Overlooking Marina
- Council Tax Band - D (Lincoln City Council)
- EPC Energy Rating - C



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.