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20 Brayford Wharf North, Lincoln



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When it comes to
property it must be


lovelle



Asking Price £425,000



Discover luxury living at, One The Brayford! This exclusive 6th-floor DUPLEX PENTHOUSE COLLECTION apartment offers stunning open-plan spaces, balcony, premium NEFF appliances, and opulent finishes throughout. With concierge and security services, secure gated access, and a prime city-centre location, this is the ultimate in executive-style living.

Key Features

- Penthouse Collection Apartment
- 6th Floor Duplex - 2 storey living
- Modern & High Specification
- Ideal For Executives & Professionals
- Highly Desirable Location
- Open Plan Living Area
- Integrated Neff Appliances
- Secure Gated Parking Space
- Concierge and Security Service
- EPC rating B
- Tenure: Leasehold





Apartment 607 at One The Brayford is an exceptional sixth-floor duplex residence forming part of the exclusive Penthouse Collection within Lincoln's prestigious waterfront development. Arranged across two beautifully appointed levels, this impressive three-bedroom home offers an outstanding combination of luxury, space and elevated city living, enjoying panoramic views across Lincoln's skyline, University quarter and surrounding landscape.

One The Brayford delivers an unrivalled lifestyle experience, with residents benefitting from a security and concierge service and secure gated access, creating an environment of both exclusivity and convenience within one of the city's most desirable developments.

The centrepiece of the apartment is the stunning open-plan living, dining and kitchen space; an expansive and beautifully designed environment perfectly suited to modern living and entertaining. Flooded with natural light and opening directly onto the private balcony, the room seamlessly connects indoor and outdoor living whilst maximising the elevated outlook from this sixth-floor position. The contemporary designer kitchen has been finished to an exceptional standard with extensive fitted cabinetry, integrated appliances, premium worktops and a striking central island with breakfast seating, creating a space that is both highly functional and visually impressive.

Stepping onto the generous balcony, residents are greeted with far-reaching views across the city skyline, University district and surrounding rooftops, creating an ideal setting for morning coffee, evening drinks or simply enjoying Lincoln from an elevated perspective.

The duplex design creates excellent separation between the living accommodation and bedroom space, with the upper level hosting three beautifully presented bedrooms. The principal suite offers impressive proportions together with bespoke fitted furnishings, integrated storage, fitted wardrobes and a luxurious ensuite shower room finished with contemporary marble-effect tiling and high-quality fittings. The additional bedrooms continue the executive theme, both featuring fitted furniture and dedicated workspace areas, making them equally suited to guest accommodation, home working or flexible family living. The main bathroom is equally impressive, finished in a contemporary style with statement tiling, vanity storage and shower over bath arrangement. Practicality has also been carefully considered, with the entrance level benefitting from a separate utility room and cloakroom/WC positioned off the welcoming entrance hall, enhancing the functionality of the home without compromising the clean contemporary design.

Further benefitting from an allocated parking space, Apartment 607 represents a rare opportunity to acquire one of One The Brayford's premium Penthouse Collection residences; combining duplex accommodation, luxury specification, exceptional views and executive city living within one of Lincoln's most sought-after addresses.

Entrance Hall

1.69m x 3.43m (5'6" x 11'4")

A welcoming entrance hallway providing access to the main living accommodation, finished in a contemporary style and benefitting from useful built-in storage. The hallway also provides access to the separate cloakroom/WC and utility room, enhancing the practicality of the apartment.

Downstairs Utility / WC

1.6m x 2.87m (5'2" x 9'5")

Modern two-piece suite comprising low-level WC and wash hand basin with contemporary fittings and stylish presentation. Also a highly practical utility area providing additional storage and dedicated laundry space, helping to maintain the sleek finish of the main living accommodation.

Open Plan Kitchen-Diner / Living Room

6.52m x 4.93m (21'5" x 16'2")

An exceptional open-plan living space forming the heart of the apartment, designed perfectly for modern executive living and entertaining. Flooded with natural light, the room enjoys a wonderful sense of space and seamlessly connects to the private balcony. The contemporary designer kitchen is fitted to an excellent standard with an extensive range of fitted cabinetry, premium work surfaces, integrated appliances and a striking central island with breakfast seating. Ample space is provided for both dining and lounge furniture, all whilst enjoying elevated panoramic views across Lincoln's skyline and surrounding landscape.

Balcony

2.27m x 5.34m (7'5" x 17'6")

A generous private balcony enjoying far-reaching sixth-floor views across the city skyline, Brayford waterfront, University quarter and surrounding rooftops. An ideal space for outdoor seating, entertaining or relaxing.

First Floor Landing

1.1m x 5.46m (3'7" x 17'11")

A spacious landing area creating excellent separation between the living and bedroom accommodation, providing access to all three bedrooms and the family bathroom.

Master Bedroom

3.17m x 4.62m (10'5" x 15'2")

A beautifully presented principal suite offering impressive proportions together with bespoke fitted furnishings, integrated storage solutions and fitted wardrobes. Finished in a luxurious contemporary style and benefitting from access to the stylish ensuite shower room.

Ensuite Shower Room

2.39m x 1.25m (7'10" x 4'1")

Luxuriously appointed with contemporary marble-effect tiling, modern sanitaryware, vanity storage and high-quality fittings.

Bedroom 2

3.68m x 3.93m (12'1" x 12'11")

A generous double bedroom enjoying fitted furniture and dedicated workspace areas, making the room perfectly suited for guest accommodation, home working or family living.

Bedroom 3

4.69m x 2.6m (15'5" x 8'6")

A further well-proportioned bedroom continuing the executive theme of the apartment, also benefitting from fitted furnishings and flexible space for bedroom or study use.





Family Bathroom

2.42m x 1.71m (7'11" x 5'7")

A stylish contemporary bathroom fitted with a modern suite comprising panelled bath with shower over, vanity storage, wash hand basin and low-level WC, complemented by statement tiling and quality fittings throughout.

Outside

The property further benefits from a secure allocated parking space within this prestigious waterfront development.

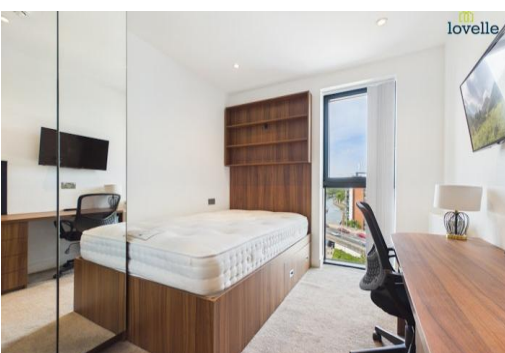
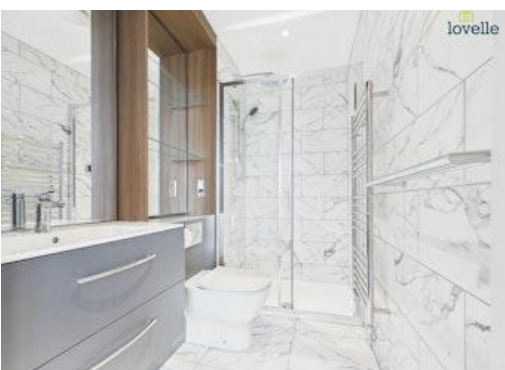
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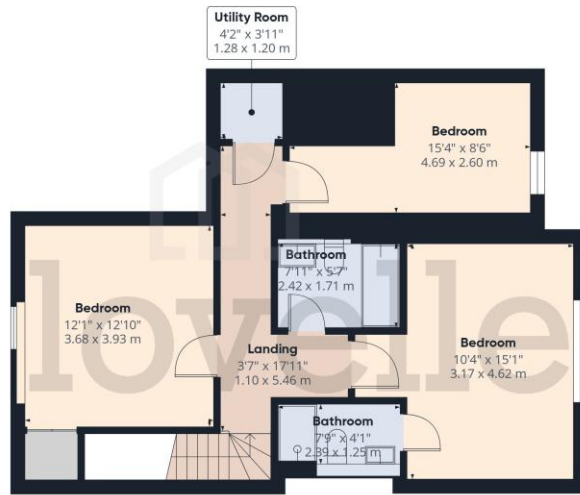
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1114 ft²
103.5 m²

Balconies and terraces

129 ft²
12 m²

Reduced headroom

5 ft²
0.5 m²

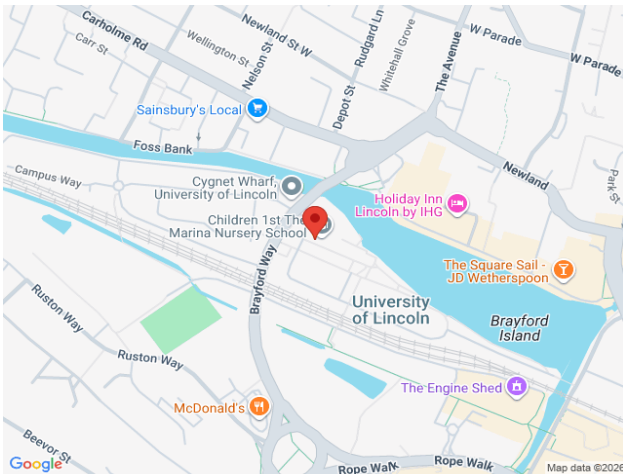
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01522305605

lincoln@lovelle.co.uk

