



One The Brayford Brayford Wharf North, Lincoln LN1 1BN

welcome to

One The Brayford Brayford Wharf North, Lincoln

Immaculate duplex penthouse in Brayford Wharf with stunning views. Offering spacious open plan living, high spec fitted kitchen, two double bedrooms, en suite, balcony, secure parking, concierge services and no onward chain in an ideal central location with amenities nearby.



Situated within the desirable Brayford Wharf area, this immaculate and modern duplex penthouse apartment offers spacious and stylish accommodation throughout, finished to a high standard. Enjoying an enviable position with stunning views over Brayford Pool and beyond, the property features a large balcony, perfect for relaxing or entertaining.

The internal accommodation comprises an inviting entrance hall with cloakroom WC, leading to a bright and airy open plan kitchen, living and dining space. The contemporary high specification kitchen is fitted with a range of integral appliances and a breakfast bar, creating a sleek and functional space.

The main bedroom benefits from built-in storage and a fully tiled en suite shower room, while a second generous double bedroom also offers built-in storage and is served by a modern, fully tiled family bathroom.

Further advantages include secure allocated parking and a communal area with concierge services. The apartment is ideally located within walking distance of Lincoln City Centre and a wide range of amenities as well as having transport links and schooling nearby.

Offered for sale with no onward chain, this property must be viewed to appreciate the accommodation and opportunity on offer.

Entrance Hall

Cloakroom Wc

Open Plan Kitchen/Living Space

Landing

Bedroom One

En Suite

Bedroom Two

Bathroom

Parking



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One The Brayford Brayford Wharf North, Lincoln

- STUNNING & MODERN DUPLEX PENTHOUSE APARTMENT
- NO ONWARD CHAIN
- OPEN PLAN LIVING WITH LARGE BALCONY
- HIGH SPEC FITTED KITCHEN WITH BREAKFAST BAR
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3200.00

Ground Rent: 412.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124256 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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