



## 19 Grantavon House, Brayford Wharf East

Lincoln, LN5 7WA

**£800 pcm**

### **CATHEDRAL VIEWS FROM THE BEDROOM**

This Second Floor Apartment briefly comprises of an Entrance Hall with built-in storage, Bedroom One, Bedroom Two and a Family Bathroom. The property further benefits from an open plan Living, Dining and Kitchen area with freestanding appliances. Please note, there is no parking available with the apartment.



## 19 Grantavon House, Brayford Wharf East, Lincoln, LN5 7WA

### LOCATION

Situated on Brayford Wharf East, the property occupies a central position overlooking Lincoln's vibrant waterfront area. A wide range of amenities are available within walking distance, including restaurants, cafés, bars, supermarkets and leisure facilities. The University of Lincoln campus is nearby, while Lincoln city centre provides an extensive selection of retail and entertainment options. Lincoln Railway Station is also within easy walking distance, offering direct connections to a number of regional destinations. The historic Cathedral Quarter, home to Lincoln Cathedral and Lincoln Castle, is readily accessible and can be viewed from the apartment's bedrooms.

### ACCOMMODATION

Available now and with an early viewing highly recommended, this well presented Apartment briefly comprises of an Entrance Hall with built-in storage, providing access to all rooms including Bedroom One and Bedroom Two, both enjoying views towards Lincoln Cathedral. There is a Bathroom fitted with an overhead shower and an Open Plan Living, Dining and Kitchen area complete with freestanding Fridge Freezer and Washing Machine. The Apartment offers convenient city living in a sought after waterfront location.

### OUTSIDE

The apartment is accessed via a secure communal entrance with key fob entry system and is situated on the second floor. There is no allocated parking space included with the property.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### 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/>

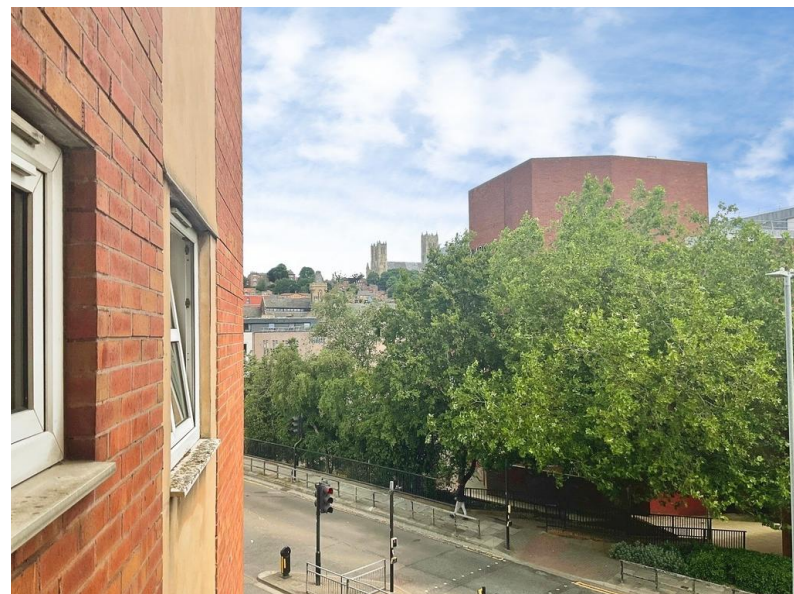
### VIEWINGS

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>

- Open Plan Living, Dining & Kitchen
- Property Available Now
- Cathedral View from Bedrooms
- Bathroom with Overhead Shower
- No Parking with the Apartment
- Early Viewing Recommended
- Freestanding Appliances to Kitchen
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)



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.

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