



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

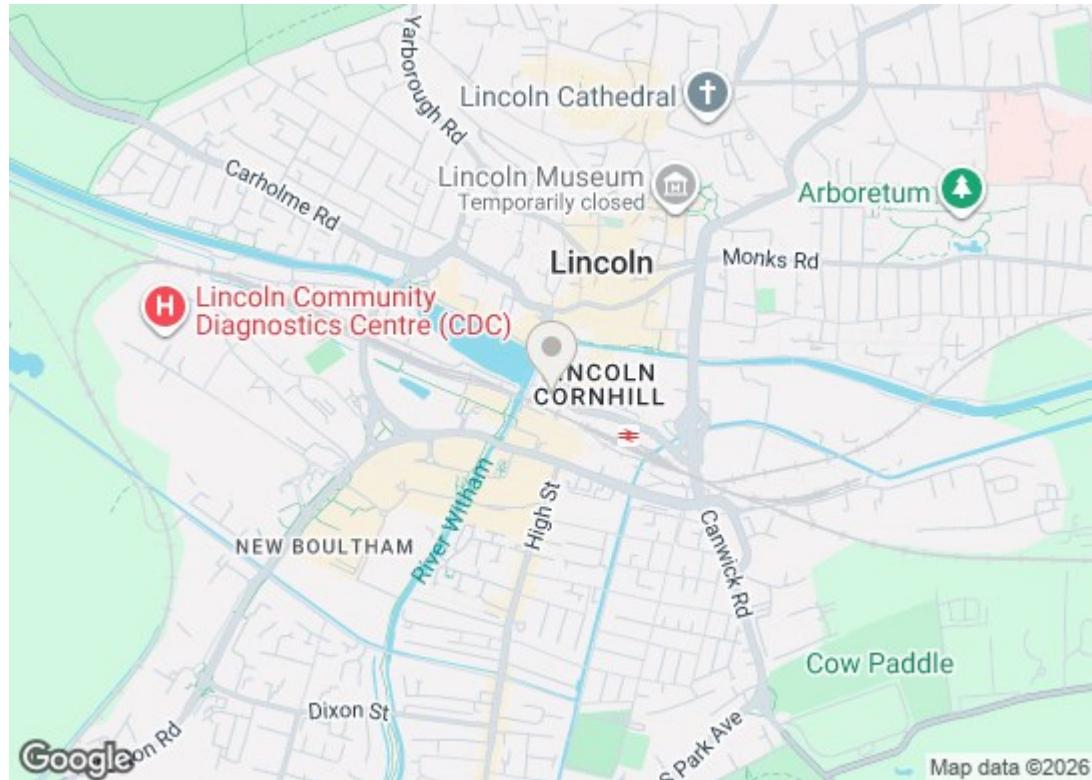
VIEWINGS

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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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