



210 Witham Wharf, Brayford Street

Lincoln, LN5 7DH

£1,000 pcm

LUXURY FURNISHED APARTMENT IN A DESIRABLE CITY CENTRE LOCATION. Internal accommodation briefly comprises of an Entrance Hall, Open Plan Lounge/Dining Room with Balcony, fitted Kitchen, Double Bedroom with built-in wardrobes and a Bathroom. The property also benefits from an allocated parking space within the communal parking area.



LOCATION

Witham Wharf is situated on Brayford Street, within a highly desirable position close to Lincoln's Brayford Waterfront. The property is within easy walking distance of the University of Lincoln, Lincoln Central Railway Station and the city centre, with its wide range of shops, restaurants, bars and leisure facilities. The historic Cathedral Quarter is also within easy reach, making this an ideal location for access to both the city centre and surrounding amenities.

ACCOMMODATION

This luxury furnished apartment is situated within the highly regarded Witham Wharf development, offering spacious and well presented accommodation in a desirable city centre location. The internal accommodation comprises of a Communal Entrance Hall with stairwell and lift access, together with a concierge service leading to the private Entrance Hall. There is an Open Plan Lounge/Dining Area with patio doors opening onto the Balcony, fitted Kitchen with integrated microwave, fridge freezer and dishwasher, Double Bedroom with built-in wardrobes and Bathroom. The property further benefits from double glazing, electric heating and a speaker system. The apartment is furnished to a good standard and an early viewing is recommended to appreciate the accommodation on offer.

OUTSIDE

The property benefits from an allocated parking space within the communal parking area. The Balcony is accessed from the Lounge/Dining Area and provides a convenient outdoor seating area.

RENT AND DEPOSIT

The asking Rent for the property is £1,000 per calendar month and the Tenancy Deposit is £1,150 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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.

- Luxury Furnished Apartment
- City Centre Location
- One Double Bedroom
- Open Plan Living Area
- Fitted Kitchen with Appliances
- Concierge Service
- Allocated Parking
- Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

