



2 Grantavon House, Brayford Wharf East

Lincoln, LN5 7WA

£775 pcm

OPEN PLAN LIVING & KITCHEN

This One Double Bedroom Apartment briefly comprises of an Entrance Hall leading to an Open Plan Living Room and Kitchen, One Double Bedroom and a Shower Room.



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

LOCATION

Grantavon House is superbly positioned on Brayford Wharf East, directly adjacent to the Brayford Waterfront. The property is within easy walking distance of a wide range of restaurants, bars and leisure facilities, including the cinema complex, as well as Lincoln High Street and the City Centre. The apartment is also located directly opposite the University of Lincoln, making it an ideal location for professionals and students alike, with excellent access to public transport links and the wider City of Lincoln.

ACCOMMODATION

An early viewing of this Ground Floor Apartment is highly recommended. Accessed via a Communal Hallway, the internal accommodation comprises of an Entrance Hall with additional storage, One Double Bedroom, a Family Shower Room and Open Plan Living accommodation with Kitchen including a washing machine and fridge with freezer section.

OUTSIDE

The apartment is positioned within Grantavon House and benefits from a prime city centre setting. There is no allocated parking or private outside space with the property.

RENT AND DEPOSIT

The asking Rent for the property is £775.00 per calendar month and the Tenancy Deposit is £890.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £175.00.

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.

- Ground Floor Apartment
- Popular Brayford Location
- Modern Fitted Kitchen
- One Double Bedroom
- Secured Entry System
- Early Viewing Recommended
- Property Available Now
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Centre)



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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.

