



504 Witham Wharf, Brayford Street

Lincoln, LN5 7DL

£1,000 pcm

ONE ALLOCATED PARKING SPACE!

This spacious one bedroom apartment is situated within the prestigious Witham Wharf development in the heart of Central Lincoln. The property briefly comprises; Entrance Hall, open plan fully fitted Kitchen with integrated appliances and Lounge area with access to a private Balcony, Double Bedroom and Bathroom with shower.



LOCATION

Witham Wharf is situated in a prime position on Brayford Street, within the heart of Central Lincoln. The development is ideally located within walking distance of the Brayford Waterfront, offering a range of restaurants, bars and leisure facilities, together with Lincoln High Street providing an excellent selection of shops and amenities. Lincoln Central Railway Station, the University of Lincoln and the historic Cathedral Quarter are all within easy reach, making this an ideal location for city living.

ACCOMMODATION

This impressive one bedroom apartment is located within the highly sought-after Witham Wharf development, offering contemporary living in a prime central Lincoln location. The internal accommodation comprises; Entrance Hall leading to a spacious open plan Living Area incorporating a fully fitted Kitchen with integrated appliances and Lounge area with access to a private Balcony. The property further benefits from a Double Bedroom and modern Bathroom with shower. With its spacious layout, secure surroundings and excellent location, an early viewing is highly recommended to appreciate the accommodation on offer. Please note, the photographs and video were taken prior to the current occupation of the property and therefore a viewing is highly recommended to fully appreciate the accommodation and presentation.

OUTSIDE

The development benefits from a secure entrance leading to a welcoming reception area with concierge service and lift access to all floors. The apartment also benefits from a private Balcony accessed from the Lounge area. One allocated parking space is included with the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £ 230.00.

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/>

VIEWING

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>

- One Bedroom High End Apartment
- Open Plan Kitchen Lounge with Balcony
- City Centre Location
- Concierge and Secured Entry
- One Allocated Parking Space
- Early Viewing Recommended
- Council Tax Band - D
- Energy Rating - D



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.