



One The Brayford



£225,000

- Fifth Floor Apartment
- Two Bedrooms
- Modern Open Plan Living
- Allocated Parking
- En-Suite & Bathroom
- Great Views
- Leasehold
- EPC Rating D



Sold with NO ONWARD CHAIN. Fifth floor apartment situated within the highly sought after One The Brayford development, enjoying a prime position in the heart of Lincoln's vibrant city centre.

Ideally located within walking distance of the Brayford Waterfront, Lincoln High Street, Cornhill Quarter, University of Lincoln and Lincoln Central Railway Station, the property is perfectly placed for an excellent range of shops, restaurants, cafes, bars and leisure facilities, including the nearby cinema.

The prestigious One The Brayford development further benefits from secure entry, lift access and a concierge service, offering contemporary city centre living in one of Lincoln's most desirable waterfront locations.

The accommodation on offer comprises Entrance Hall, Open Plan Kitchen Living Space, Two Double Bedrooms, with en-suite to the main bedroom and family bathroom. The property also benefits from gas central heating and one allocated parking space.



Entrance Hall

17'7" x 4'1" (5.4m x 1.2m)

Building is accessed by main foyer and has lift and stair access.

Open Plan Living Space

20'5" x 18'4" (6.2m x 5.6m)

Open plan kitchen living space. With a walk in bay window to the front aspect. Kitchen is fitted with base and eye level units including integrated dishwasher, washing machine and fridge/freezer, electric oven and hob.

Bedroom One

13'8" x 10'5" (4.2m x 3.2m)

With a walk in bay window to the rear aspect and access to the en-suite.

En-suite

7'8" x 5'0" (2.3m x 1.5m)

Fitted with low level wc, vanity sink and shower.

Bedroom Two

15'8" x 11'4" (4.8m x 3.5m)

With windows to the rear aspect.

Bathroom

7'8" x 6'0" (2.3m x 1.8m)

With low level WC, panelled bath with mixer shower over and vanity sink unit.

Alloacted Parking Space

Located in shared parking area.

Leasehold

Ground Rent approximately £326 per annum.

Service Charge approximately £500 per calendar month.



Agents Note

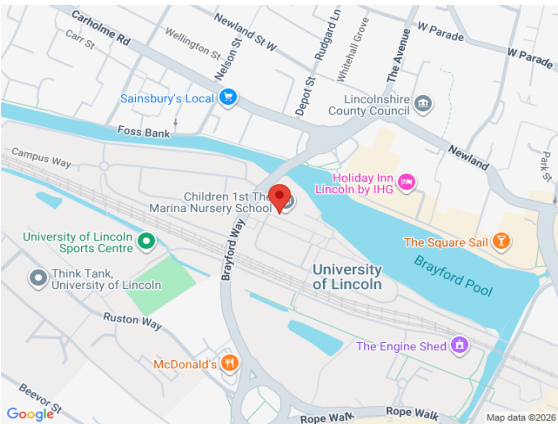
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Floorplan

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



FLOORPLAN
TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		