



Apt 516, One The Brayford, Brayford Wharf North

Lincoln, LN1 1BN

£217,500

NO ONWARD CHAIN - A fantastic and modern fifth floor executive apartment located in Lincoln's premier waterfront location of The Brayford. One The Brayford is located close to bars, restaurants and shops within the City Centre. Apartment 516 is the larger style two bedroomed apartment within the development and has spacious living accommodation briefly comprising of Hallway, Open Plan Living Kitchen Diner with a view over the Brayford Pool, Bedroom 1 with a luxury En-Suite Shower Room, Bedroom 2 and a luxury Bathroom. The finish of the apartment is to a high specification and offers a high quality fitted kitchen with a range of integral appliances. There is the additional benefit of Smart heating controls and a secure and gated allocated parking space. Viewing of the Apartment is essential to appreciate the standard of accommodation on offer. An ideal buy to let opportunity with the apartment being previously let at £1,200 per calendar month.





SERVICES

Mains Electricity, Water and Drainage. Electric Heating with Smart Heating Controls.

Ground Rent - Approx. £313 per annum (due on 1st Jan)

Service Charge - Approx. £2,473.02 per annum (can be paid monthly).

EPC RATING – D.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

On foot from Lincoln High Street use the footpath that follows the river Witham towards Lincoln Brayford and continue along the Brayford, passing the Odeon Cinema and a variety of bars and restaurants. One The Brayford can then be located on the right hand side.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ACCOMMODATION

HALL

With intercom system and access to the open plan living kitchen, two bedrooms and bathroom.

OPEN PLAN LIVING KITCHEN

17' 3" x 14' 6" (5.26m x 4.42m) , with four windows with views towards Brayford Pool and a high specification fitted kitchen with a range of wall, base units and drawers with quartz work surfaces over, integral oven, four ring electric hob with extractor fan over, integral fridge freezer, integral dishwasher, integral washing machine, 1 1/2 bowl sink unit with mixer tap, tiled splashback, spotlighting, two electric radiators and storage cupboard.

BEDROOM 1

13' 0" x 10' 5" (3.96m x 3.18m) , with two windows, built-in wardrobe, electric radiator and spotlighting.

EN-SUITE

7' 7" x 4' 8" (2.31m x 1.42m) , with tiled flooring, luxury bathroom suite including a low level WC, walk-in shower cubicle with fully tiled walls and wash hand basin with vanity unit surround with drawers below, shelving and mirrors, spotlighting and electric heated towel rail.

BEDROOM 2

15' 8" x 11' 3" (4.78m x 3.43m) , with two windows, electric radiator and spotlighting.

BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m) , with tiled flooring, luxury bathroom suite including a low level WC, bath with mains shower over and wash hand basin with vanity unit surround with drawers below, shelving and mirrors, fully tiled walls spotlighting and electric heated towel rail.

OUTSIDE

The property has a secure and gated allocated parking space.





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

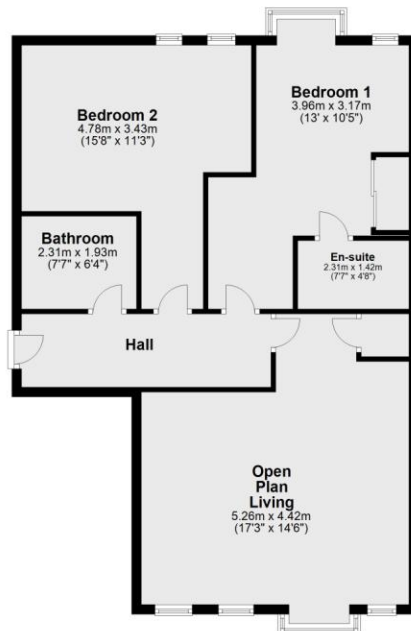
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Ground Floor

Approx. 81.4 sq. metres (876.0 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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.

