



405 One the Brayford, Brayford Wharf North

Lincoln, LN1 1BN

£295,000

A fantastic fourth floor executive apartment location in Lincoln's premier waterfront location of One the Brayford with water side and city views. One the Brayford is located on Lincoln Brayford Waterfront with a range of bars, restaurants and shops in the City Centre just a short walk away. The apartment is situated in a prime position within the development with a large balcony with panoramic views across Lincoln Brayford and towards the Fossdyke. The property offers a modern open plan Living space and a high quality fitted Kitchen with a range of integral Neff appliances. The open plan Living space has sliding doors which lead onto the large balcony. Further accommodation comprises of Bedroom 1 with luxury En-suite Shower Room with underfloor heating, Bedroom 2 which could be utilised as a Sitting Room and a Second luxury Bathroom. There are the additional benefits of a Secure and Gated allocated parking space, modern custom fitted blinds throughout, electric blinds and a state of the art plus Wi-fi controlled lighting system in the Living Kitchen. Viewing of the property is essential to appreciate the standard of accommodation on offer. The property is being sold with No Onward Chain.



Brayford Wharf North, Lincoln, LN1 1BN



SERVICES

Mains electricity, water and drainage. Electric heating and partly underfloor heating.

Ground Rent - Approx. £295 per annum

Service Charge - Approx. £1,800 per annum

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

On foot from the Lincoln High Street use the footpath that follows the river Witham to the Brayford. Continue along the Brayford, passing the Odeon and a variety of bars and restaurants and One the Brayford can 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

HALLWAY

With intercom system and access to all rooms.

OPEN PLAN LIVING KITCHEN

18' 3" x 13' 1" (5.56m x 3.99m), with windows to the side elevation with city views and large sliding doors onto the balcony, a range of storage units, two electric radiators and spotlighting. The kitchen area is fitted with a range of high quality wall, base units and drawers with granite work surfaces over, stainless steel sink with mixer tap, fitted with a range of Neff integral appliances including oven, induction hob, extractor fan, fridge freezer and microwave and there is also an integral washer/dryer.

BEDROOM 1

13' 4" x 11' 3" (4.06m x 3.43m), with two windows with city views, built-in wardrobe and electric radiator.

EN-SUITE 8' 8" x 4' 8" (2.64m x 1.42m), with luxury bathroom suite to comprise of low level WC, wash hand basin with storage below and walk-in shower cubicle, fully tiled walls, fitted shelving and mirror unit, heated towel rail and extractor fan.

BEDROOM 2 / SITTING ROOM

12' 9" x 8' 6" (3.89m x 2.59m), with windows overlooking the Brayford marina, built-in wardrobes and electric radiator.

BATHROOM

7' 8" x 6' 4" (2.34m x 1.93m), with luxury bathroom suite to comprise of low level WC, wash hand basin with storage below and bath with mains shower over, fully tiled walls, fitted shelving and mirror unit and extractor fan.

OUTSIDE

There is a large balcony providing a seating/entertaining area with panoramic views across the Brayford and City Centre. There is also an allocated parking space within a secure gated development.

WEBSITE

Our detailed website shows 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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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

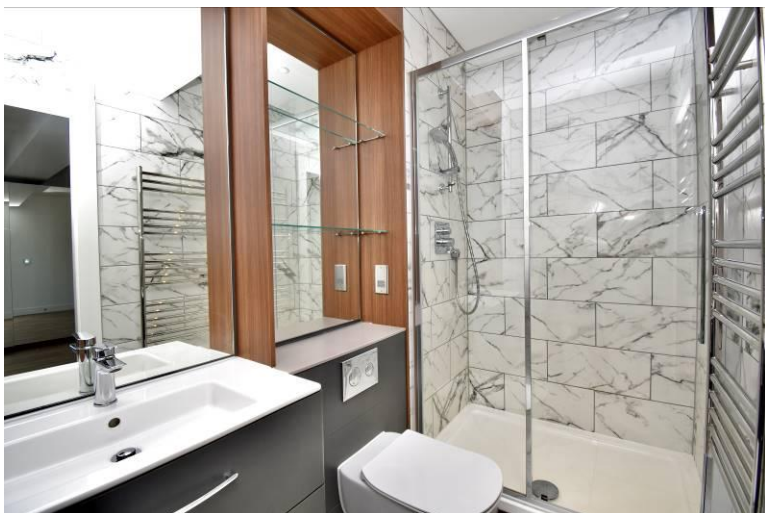
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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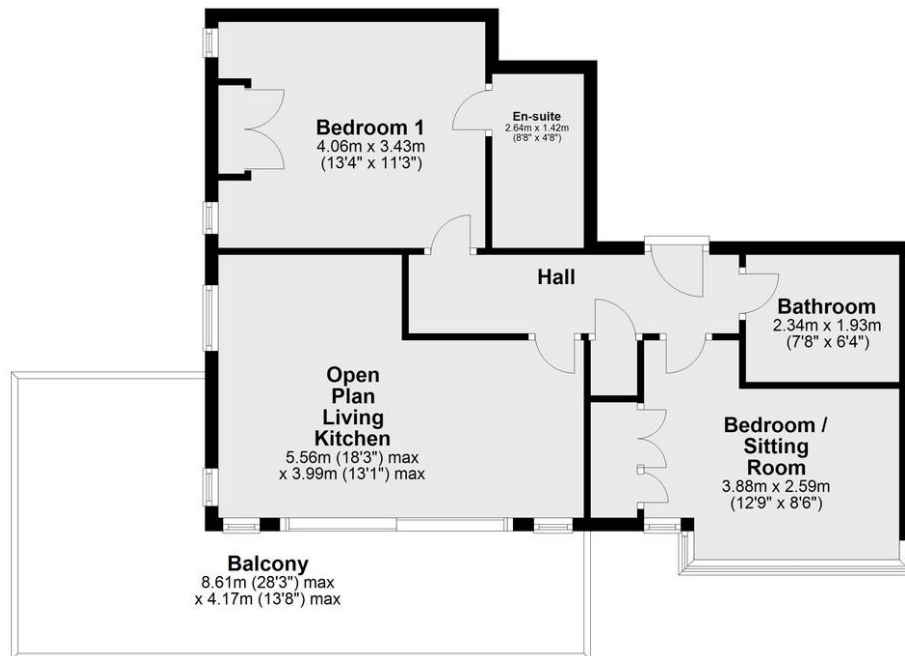
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4th Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 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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