



Brayford Street
Lincoln

MOUNT & MINSTER

Brayford Street

Lincoln

- Penthouse Apartment
- Great City Centre Location
- Overlooking Brayford Pool
- Open plan living room / kitchen
- 2 Double Bedrooms
- 2 Allocated Parking Spaces
- Viewing advised

INTRODUCTION

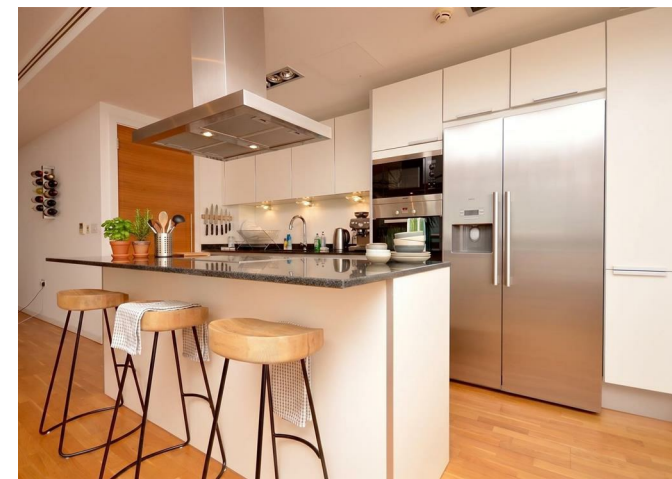
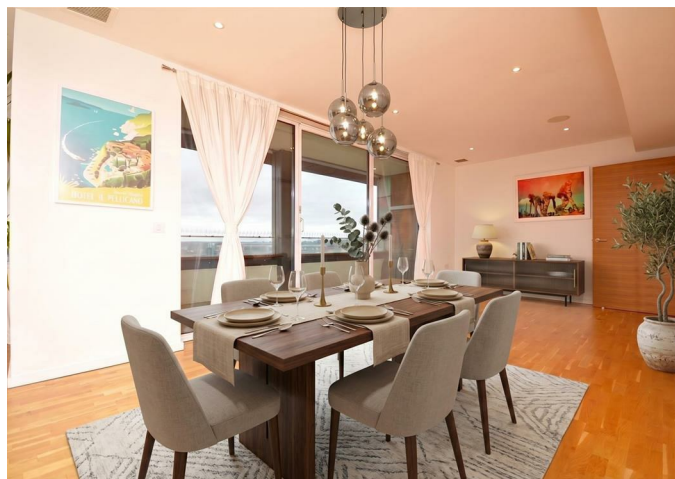
An impressive two bedroom apartment located in the popular Witham Wharf development with spectacular views of the city and beyond. Situated in the heart of the city of Lincoln, the apartment accommodation comprises; Entrance Hall, Open Plan Kitchen/Living Area, Two Bedrooms with Ensuite to the Master and Shower Room. Additionally, the apartment boasts two allocated parking spaces.

LOCATION

Witham Wharf is an award winning building which stands on the edge of Lincoln's Brayford Waterfront which happens to be England's oldest inland Harbour and provides a range of restaurants and entertaining venues including DoubleTree by Hilton, Marco Pierre White Steakhouse Bar & Grill and the sky high Electric Bar. This apartment is located nearby to the High Street, Lincoln University Campus and the newly constructed Lincoln Transport Hub which provides a bus station and rail links to major UK cities.

ACCOMMODATION

Entrance Hall





Open Plan Kitchen Living
12.67m x 6.91m (41'6" x 22'8")

Master Bedroom
4.17m x 3.1m (13'8" x 10'2")

Ensuite
2.29m x 1.91m (7'6" x 6'3")

Bedroom Two
4.95m x 2.87m (16'2" x 9'4")

Shower Room
2.26m x 1.6m (7'4" x 5'2")

ENERGY PERFORMANCE CERTIFICATE
EPC Rating: C

COUNCIL TAX BAND
Council Tax Band: E

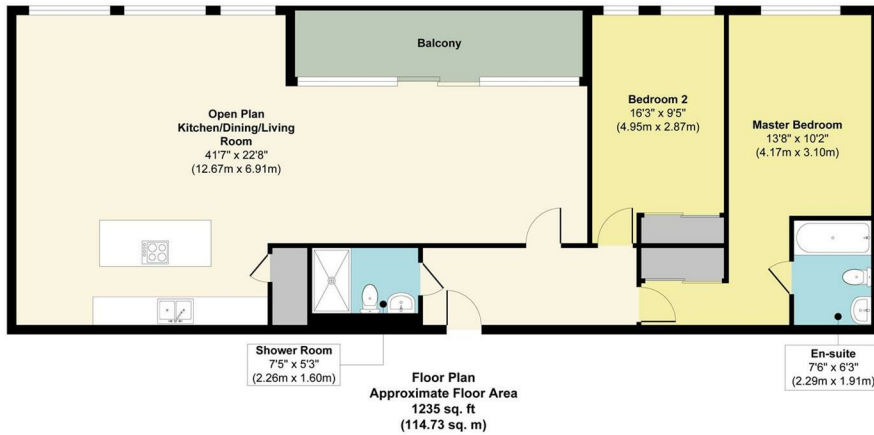
VIEWINGS
By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS
Drafted following clients' instruction of December 2021.

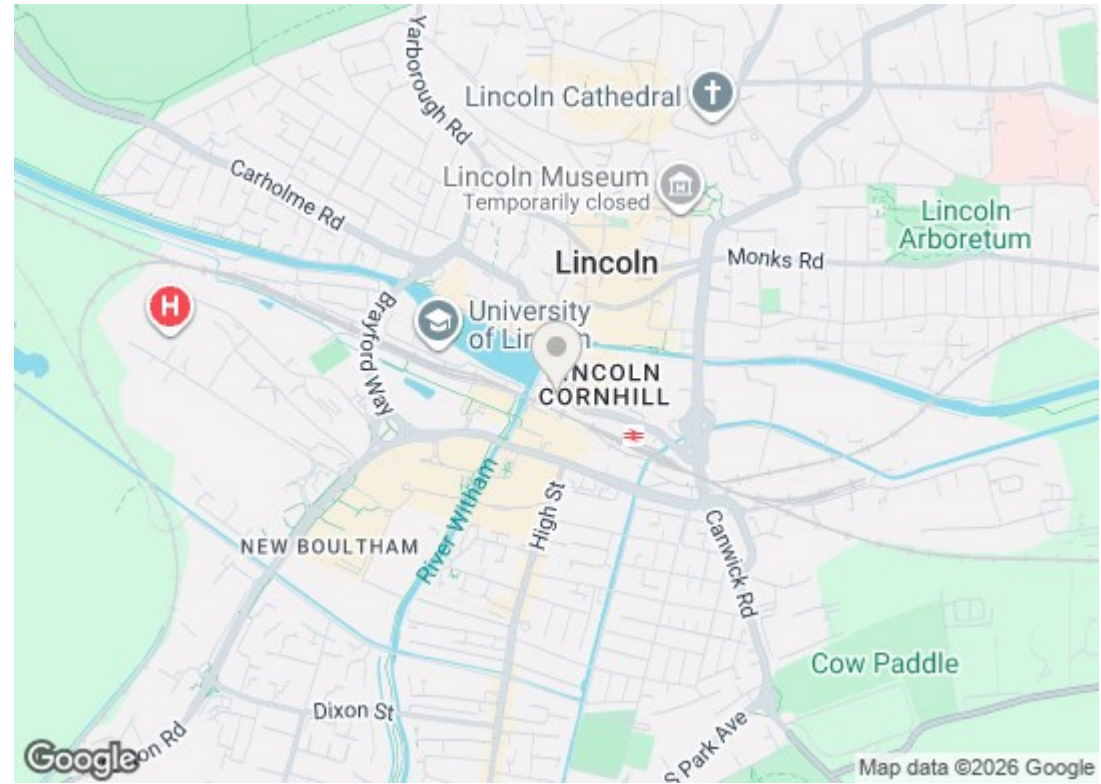




Witham Wharf



Approx. Gross Internal Floor Area 1235 sq. ft / 114.73 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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