



**One The Brayford, Brayford Wharf  
North, Lincoln**

01 400 500 000

# One The Brayford, Brayford Wharf North, Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£1,100 Per Month

Date Available: 20th October 2025

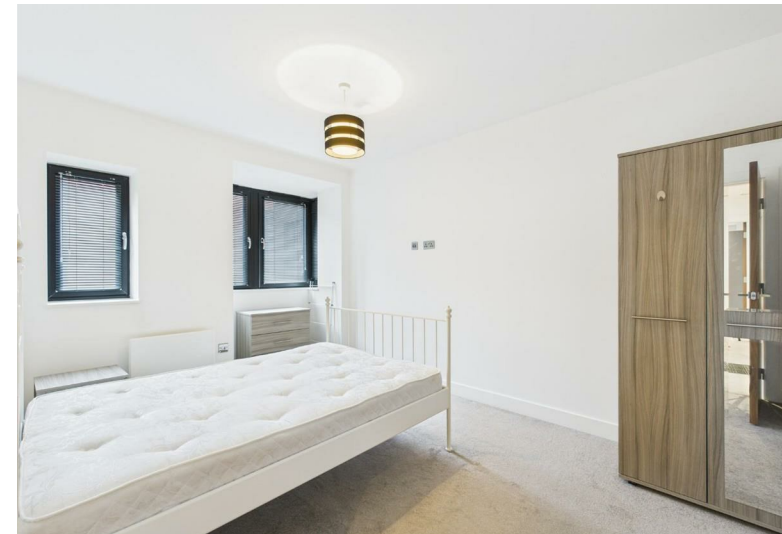
Deposit: £1,300

- Two Bedrooms
- City Centre
- Furnished Apartment
- EPC - C
- Council Tax - B
- Allocated Secure Parking



Fourth floor two bedroom furnished apartment with views of the Brayford being close to local amenities and within walking distance to the city centre. Comprising two bedrooms, living/kitchen with appliances and a bathroom plus allocated parking, lift access to all floors and a 24 hour concierge.

Unfortunately the lease restrictions dictate that we cannot accept smokers or pets on this property.



Fourth floor two bedroom furnished apartment with views of the Brayford being close to local amenities and within walking distance to the city centre. Comprising two bedrooms, living/kitchen with appliances and a bathroom plus allocated parking, lift access to all floors and a 24 hour concierge.

Unfortunately the lease restrictions dictate that we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy

Council tax band - C - Lincoln City Council  
EPC Rating - C

Allocated Parking space - Please note the car park will be closed for cladding works. The start date is unknown currently however this may affect the space during the tenancy and you will be required to find alternative parking at your own expense.

Mobile (based on calls indoors)  
O2 EE Three Vodafone  
Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability  
BT & Sky



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	72
EU Directive 2002/91/EC	

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

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.