



**Witham Wharf, Brayford Street,  
Lincoln**

  
**MARTIN&CO**

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Witham Wharf, Brayford Street,  
Lincoln

Apartment

1 Bedrooms, 1 Bathroom

£900 PCM

Date Available: 9th September  
2024

Deposit: £1,000

- Spacious Third Floor Apartment
- Part Furnished
- Open Plan Living
- Fitted Kitchen with Appliances
- Double Bedroom
- Balcony
- EPC - C
- Council Tax - B

One double bedroom part furnished third floor apartment benefitting from city centre living with concierge services and allocated gated parking. The apartment has a modern and contemporary feel with open plan kitchen and living area, double bedroom and spacious bathroom.



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Unfortunately pets and smokers cannot be accepted in this property.

Length of tenancy - 12 months tenancy  
 Council tax band - B - Lincoln City council

Mobile (based on calls indoors)  
 O2 EE Three Vodafone

Broadband (estimated speeds)  
 Standard 16 mbps

Satellite & Cable TV Availability  
 BT Sky



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			
		72	78
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**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.