



## One The Brayford, City Centre, Lincoln

£1,000,000



# One The Brayford, City Centre, Lincoln

Apartment  
2 Bedrooms, 2 Bathroom

£1,200 PCM

Date Available: 9th February 2026

Deposit: £1,500

- Penthouse Collection Apartment
- Gas Central Heating
- Two Double Bedrooms
- City Centre Location
- Integrated Appliances
- Close to Lincoln University
- Council tax D
- EPC B

Stunning two bedroom south facing penthouse collection apartment located in the desirable development of One The Brayford, being close to local amenities and within walking distance to the city centre.



Stunning two bedroom south facing penthouse collection apartment with courtyard and partial waterfront views located in the desirable development of One The Brayford, being close to local amenities and within walking distance to the city centre. Allocated parking available for one vehicle. Furnished flexibly, can be unfurnished if required.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - D - Lincoln city council

Mobile (based on calls indoors)  
O2 EE Three Vodafone

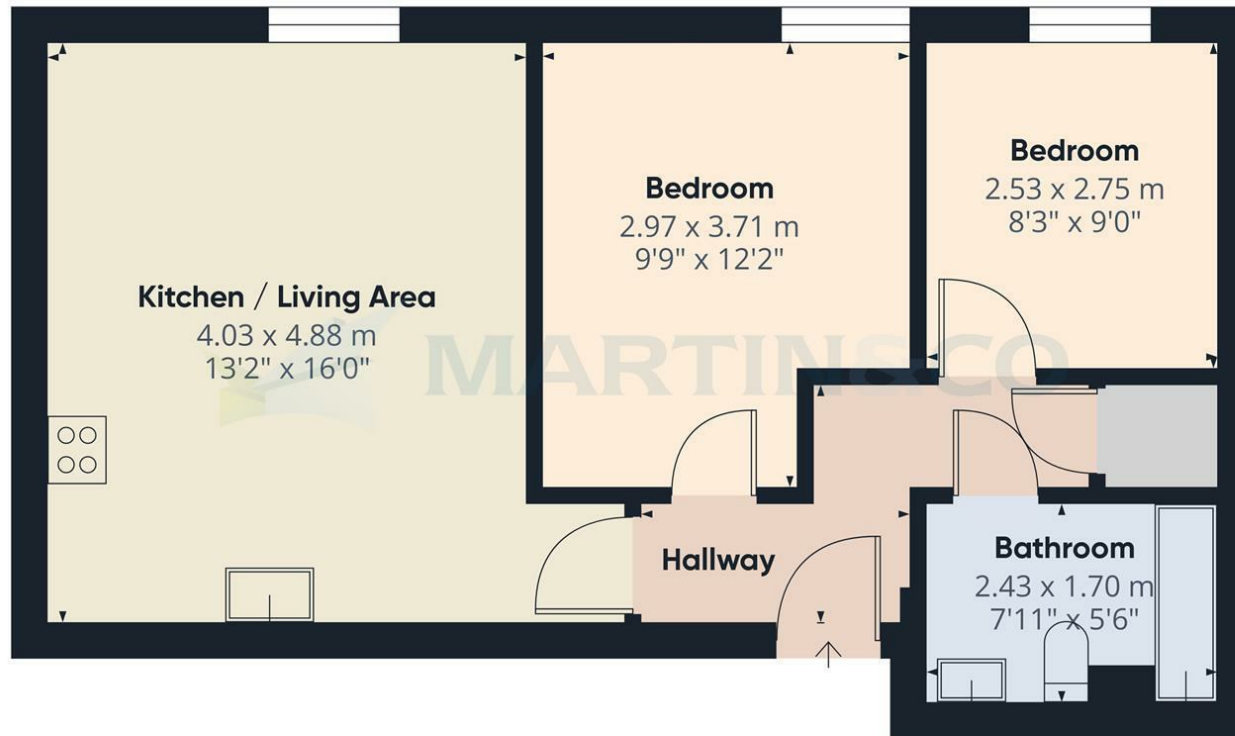
Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT Sky Virgin



| 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 |         |           |
| England & Wales                             | 84      | 84        |
| 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 |         |           |
| England & Wales                                                 | 90      | 90        |
| EU Directive 2002/91/EC                                         |         |           |



Approximate total area<sup>(1)</sup>  
47.56 m<sup>2</sup>  
511.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.