



**One The Brayford, Brayford Wharf
North, LN1**

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One The Brayford, Brayford Wharf North, LN1

Apartment

1 Bedrooms, 1 Bathroom

£995 PCM

Date Available: 24th October 2025

Deposit: £1,440

- Third Floor Apartment
- Central Location
- One Bedroom with Fitted Wardrobe
- Modern Fittings
- Concierge Service
- Lift Access to All Floors
- Council Tax Band - B
- EPC Rating - C

Third floor one bedroom apartment being close to local amenities and within walking distance to the city centre. Comprising a bedroom, living/kitchen with appliances and a bathroom, lift access to all floors and a 24 hour concierge.



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

Length of tenancy - 6 months initial tenancy

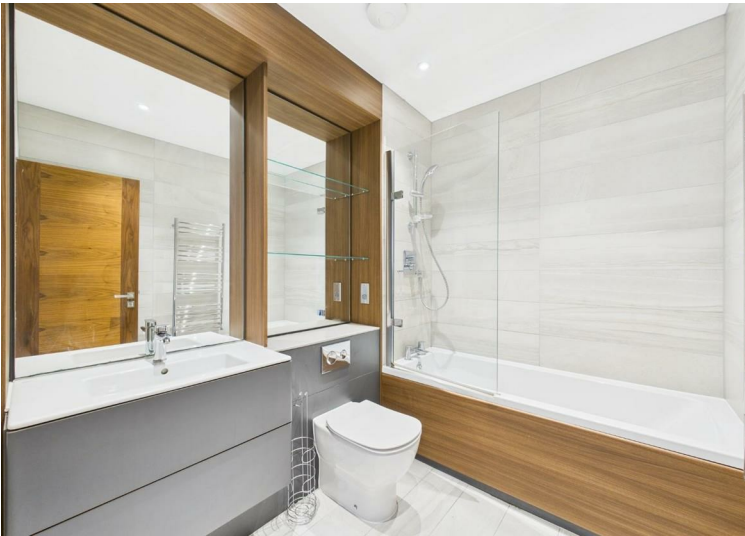
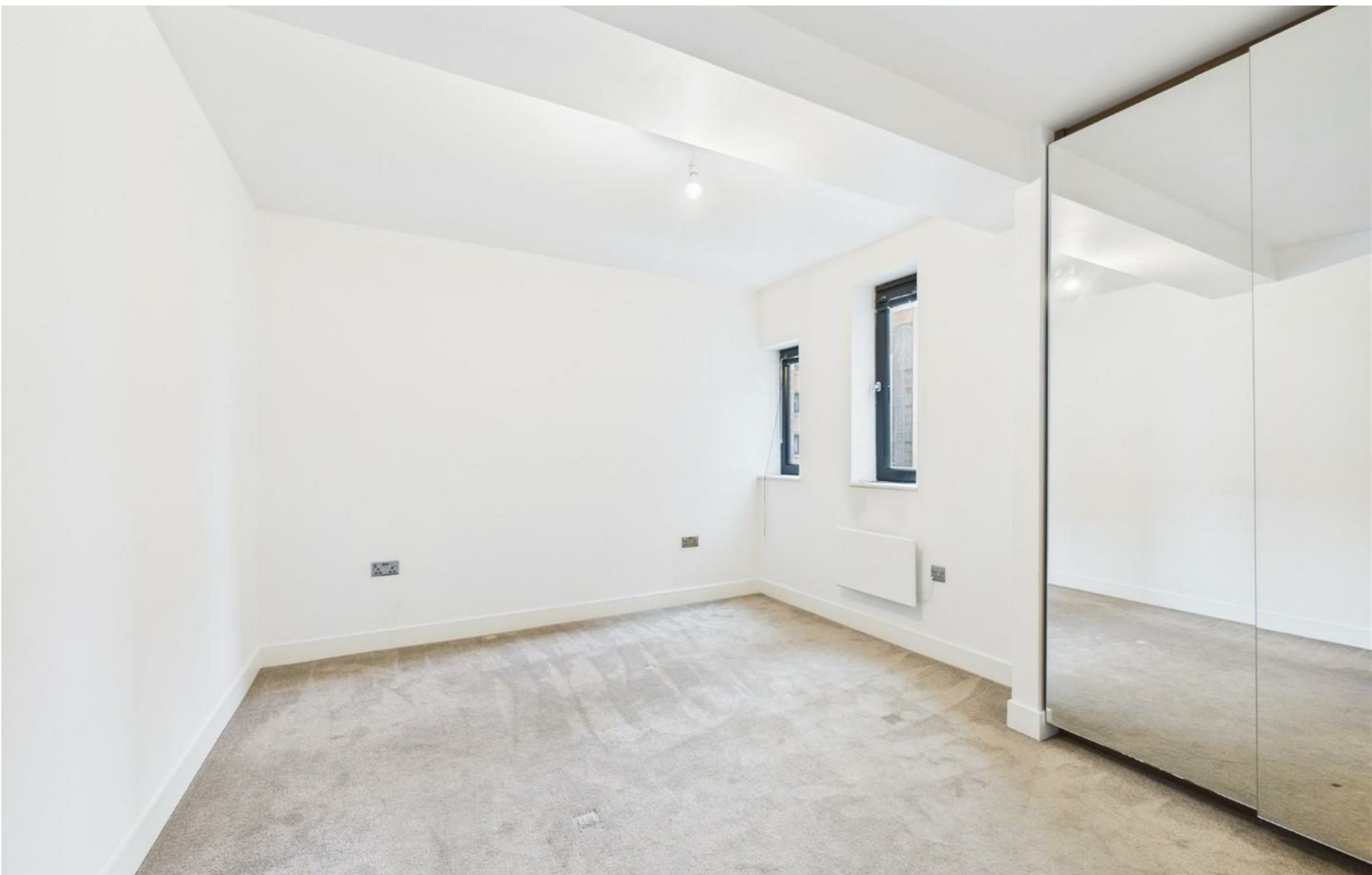
Council tax band - B - Lincoln
EPC Rating - C

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

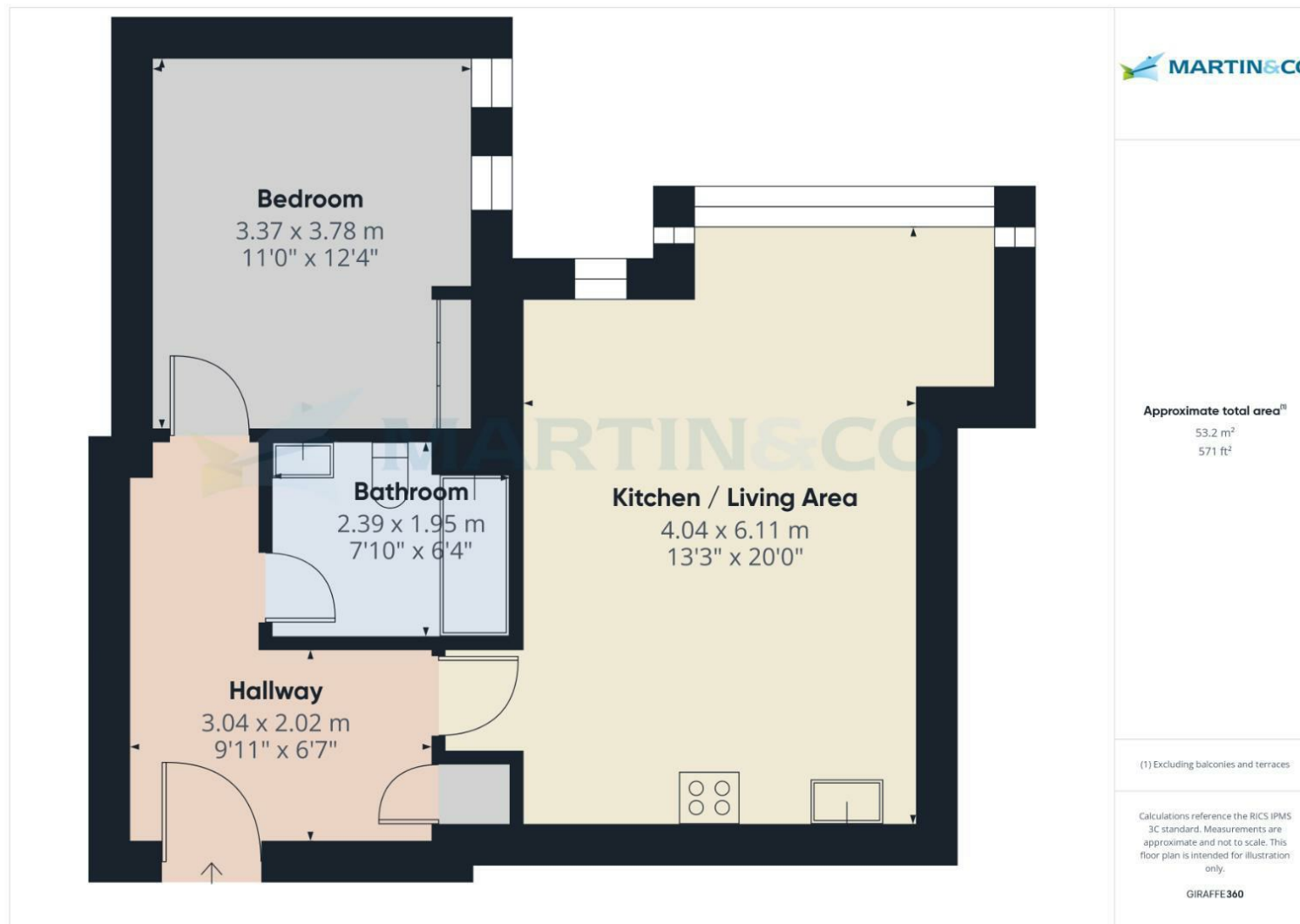
Please note, there is no allocated parking for this property.

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) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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