



## One The Brayford, Lincoln

£1,350 PCM

**MARTIN&CO**

Apartment

2 Bedrooms, 2 Bathroom

£1,350 PCM

Date Available: 13th April 2026

Deposit: £1,557

Furnished

- First Floor Apartment
- City Centre Location
- Two Double Bedrooms
- Master Bedroom with En Suite
- Fully Fitted Kitchen
- Integrated Appliances
- Concierge Service
- Close to Lincoln University
- EPC - C

FULLY FURNISHED two bedroom first floor apartment located within the desirable development of One The Brayford, being close to local amenities and within walking distance to the city centre.



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The apartment offers an open-plan living kitchen area with appliances to include an integrated fridge freezer, dishwasher, washing machine, oven, hob and microwave. Two double bedrooms, both with fitted wardrobes and a master to the ensuite plus a family bathroom.

One the Brayford has a concierge service and secure entry.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy  
Council tax band - C - Lincoln City Council

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

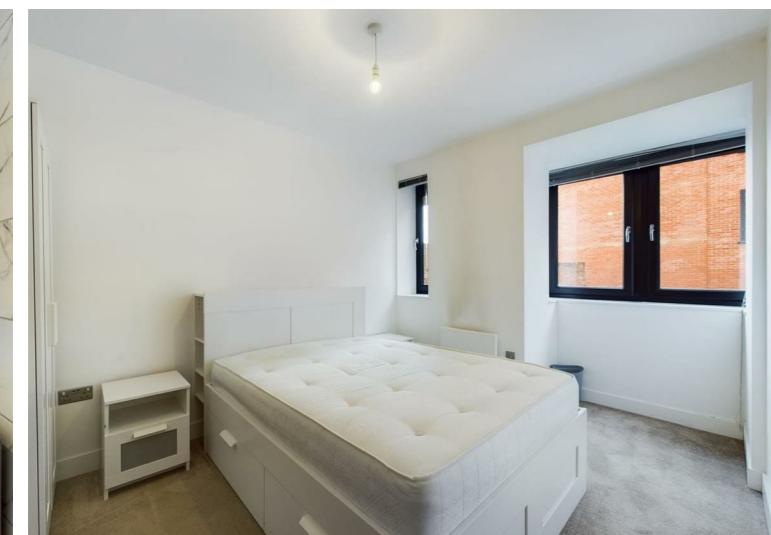
Ultrafast 1000 mbps

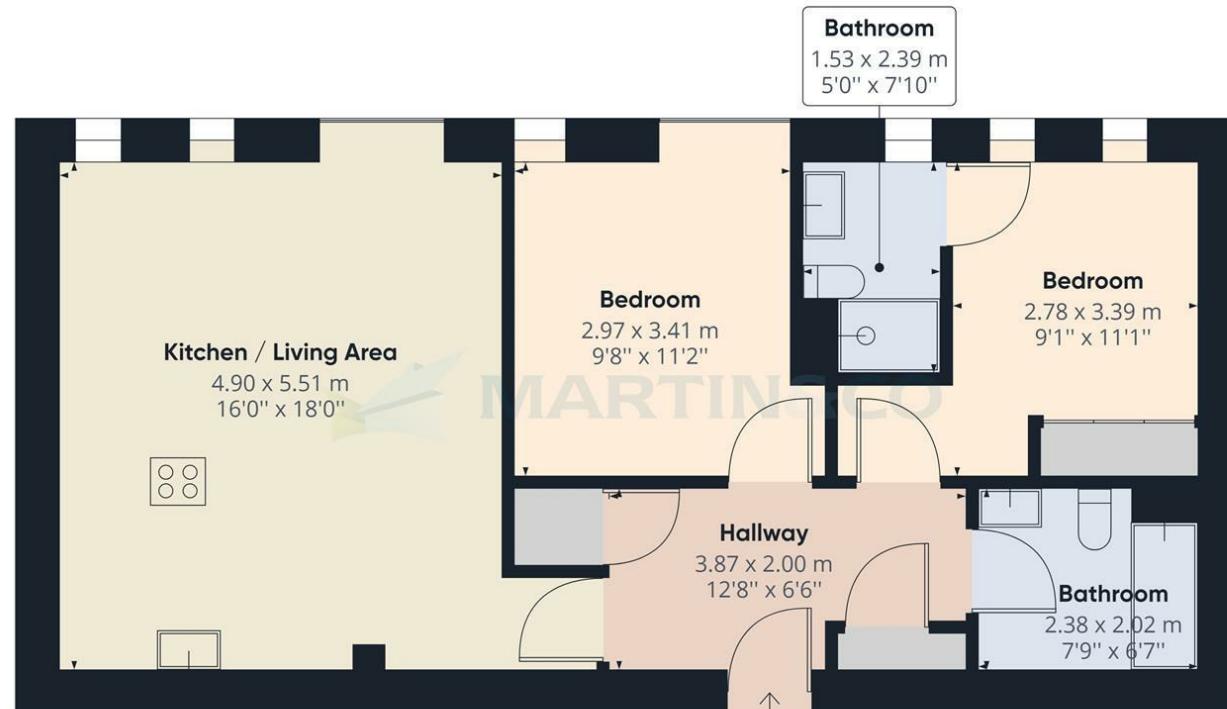
Satellite & Cable TV Availability

BT & Sky

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
69.02 m<sup>2</sup>  
742.91 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.

GIRAFFE360

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MARTIN & CO

**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.