

Pygott & Crone

Apartment 505, One The Brayford, 20 Brayford Wharf North

Lincoln, Lincolnshire, LN1 1BN

£245,000

2 Bedroom Apartment

- Leasehold
- Two spacious double bedrooms
- Executive city centre apartment
- Fantastic open plan living
- Balcony overlooking The Brayford
- Cash buyers only
- Concierge service with security floor access
- EPC Rating - C, Council Tax Band - D

Click here to access the Energy Performance Certificate for Apartment 505, One The Brayford, 20 Brayford Wharf North, Lincoln, Lincolnshire, LN1 1BN





Overview

Situated in the sought-after One The Brayford development, this apartment is a stylish and contemporary two-bedroom apartment enjoying an enviable position overlooking the Brayford waterfront.

The property offers modern, well-proportioned accommodation throughout, with a bright and spacious open-plan living, dining and kitchen area providing an excellent space. The living area benefits from direct access to a private balcony, offering an attractive outlook across the Brayford and creating a fantastic spot to enjoy the surrounding views.





There are two well-presented bedrooms, with the main bedroom benefiting from its own en-suite shower room. A separate main bathroom serves the second bedroom and the rest of the apartment.

The property also benefits from an allocated parking space, a particularly valuable feature given its central location.

Perfectly positioned to enjoy everything Lincoln has to offer, One The Brayford is ideally placed for the waterfront, city centre, restaurants, bars and local amenities, whilst also providing excellent access to the wider city.

Agents Note: The property has approximately 992 years left on the lease, with an annual ground rent of approx £300 service charge of approx £3,600 per annum. This property is available to CASH buyers only.













One The Brayford, Brayford Wharf North, Lincoln, LN1

Approximate Area = 709 sq ft / 65.9 sq m

For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Pygott & Crone. REF: 1521348



Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

Tommy Luff

Mortgage Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Apartment 505, One The Brayford, 20 Brayford Wharf North, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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