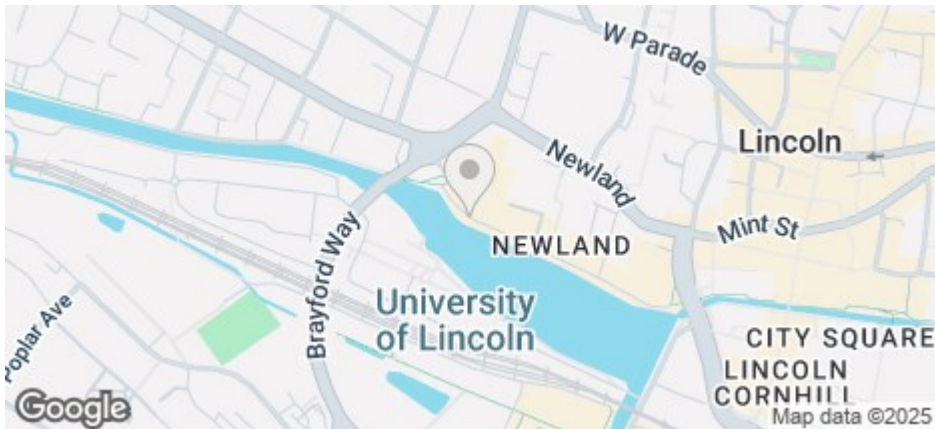




Apt 305, One The Brayford Brayford Wharf North, Lincoln, Lincs, LN1 1BN

£1,400 PCM

COUNCIL TAX BAND: D



- Sweeping waterside views
- 3rd Floor Apartment
- Contemporary open plan living and kitchen area with large balcony
- Unfurnished
- Council Tax Band D
- High specification kitchen with integrated washing machine, dishwasher and fridge freezer
- En-suite to master bedroom and separate bathroom
- Concierge reception
- Cladding works due to take place in 2026; no parking will be available for 9 months

- Lease restrictions
1. Not to use the Property for any purpose other than for the Permitted Use or carry on any trade or business at the Property.
 2. Not to hold any political meeting or sale by auction at the Property.
 3. Not to use the Property for any noisy, offensive, illegal or immoral purpose.
 4. Not to do anything at the Property which may be or become a nuisance or annoyance, or cause loss, damage or injury, to the Landlord or the Commercial Tenants or the Flat Tenants or the occupiers of any neighbouring property.
 5. Not to unreasonably complain in relation to actions of use of the Commercial Premises
 6. Not to bring or keep any inflammable, explosive, dangerous or offensive substances or goods onto the Property or Building (except fuel in the fuel tank of any private motor vehicle parked on the Parking Space).
 7. Not to do anything which may cause any insurance of the Building to become void or voidable or which may cause an increased premium to be payable in respect of it (unless the Tenant has previously notified the Landlord and has paid any increased premium).
 8. To comply with the requirements and recommendations of the insurers relating to the Property and the exercise by the Tenant of the Rights.
 9. Not to overload any structural part of the Building nor any Service Media at or serving the Property or the Building.
 10. Not to do anything which may lessen the support or protection given by the Property to other parts of the Building.
 11. Not to keep any animal or bird on the Property without the prior written consent of the Landlord, which consent may be revoked at any time.
 12. Not to hang or expose clothes or other articles outside the Property or on any balcony or shake anything out of the windows of the Property.
 13. Not to stop up, darken or obstruct any windows at the Property or Building or do anything else which may obstruct the flow of light or air to the Property or any other part of the Building.
 14. To clean the inside of the windows of the Property at least once every two months.
 15. Not to use any BBQ or other outdoor heating system/device on the balcony area (if any)
 16. Not to sing or dance or play any musical instrument or equipment for making or reproducing sound or to act in such a manner so as to be audible outside the Property so as to cause annoyance to the Flat Tenants or the Commercial Tenants or any other occupiers of the Building.
 17. Not to throw any dirt, rubbish, rags or other refuse into the sinks, baths, lavatories, cisterns or waste soil pipes in the Property.
 18. Not to keep or deposit any rubbish at the Building except suitably wrapped and sealed and placed in a dustbin in the Refuse Area.

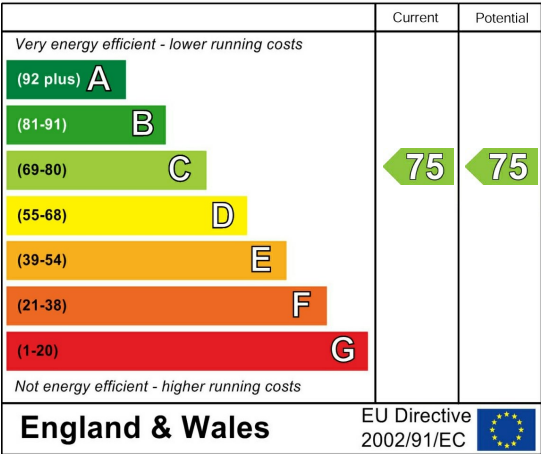
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

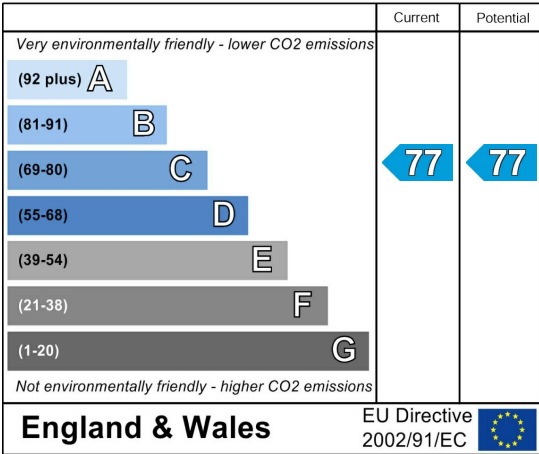
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Features of this contemporary apartment complex include a 7 day concierge service, secure entrance including CCTV. Electric heating.

Internally, this third floor two bedroom apartment comprises of: an entrance hallway with storage cupboard housing the hot water tank, bathroom with modern fixtures including a shower over the bath and the bright first double bedroom with views across Brayford Wharf. The master bedroom features fitted wardrobes with mirrored fronts AND a stunning en suite shower room. The modern open plan living/kitchen/dining space includes integrated appliances within the high specification kitchen, and a large balcony with sweeping waterside views!

The property also features double glazing and electric heating, with high specification fittings throughout.

The apartment is located in the thriving area of Brayford Pool with its variety of bars, restaurants, cinema and gyms all within close distance, as well as Lincoln University, the City Centre and historic Cathedral Quarter!

Any future applicant should be aware the external wall fire review (surrounding cladding) has noted the fire risk as sufficiently high, remedial works are required. Until this is completed interim fire safety measures are in place which identify full evacuation of the building if the fire alarms sound and a walking watch.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020
email - info@cloudlettings.co.uk

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website.

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is affected by known rights or restrictions; open the brochure for further details.

Important Information:

The building is safe for occupation on the condition that the current interim safety measures remain in place, following the withdrawal of a previous prohibition notice by Lincolnshire Fire and Rescue in October 2025. These measures include a 24-hour Waking Watch service. Fire alarm upgrade works are currently underway, expected to complete by December 2025. Further fire compartmentation and cladding works are planned during 2026, which may cause some temporary disruption. All safety measures and works are being managed by the building's managing agent under the Building Safety Act and local authority oversight.

No parking will be available at the building whilst cladding works are completed; due to start in 2026 for 9 months.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m