



**Riverside Drive, Lincoln**

**£850 Per Calendar Month**

  
**MARTIN&CO**



# Riverside Drive, Lincoln

- Open Plan Living
- Large Bedroom
- Allocated Parking
- Situated Close to City Centre
- EPC Rating - B / Council Tax Band - A
- Well Presented throughout

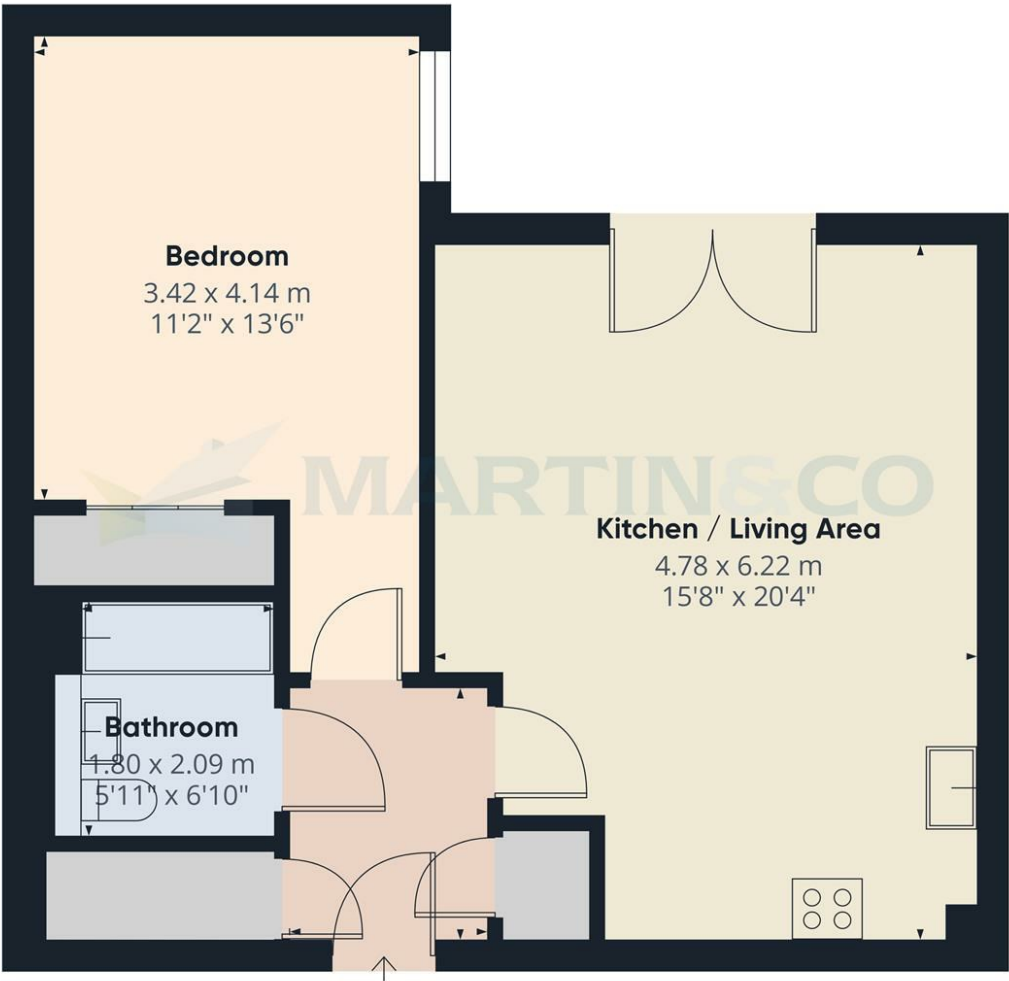
One bedroom second floor apartment situated within walking distance to the city centre and benefitting from allocated parking for one vehicle. Comprising internally of an entrance hall, open plan living / kitchen, one bedroom and a bathroom. The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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<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 |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



### Approximate total area<sup>(1)</sup>

55.6 m<sup>2</sup>  
598 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Sales  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



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