



Riverside Drive, Lincoln

£700 Per Month


MARTIN&CO

Riverside Drive, Lincoln

Flat

1 Bedrooms, 1 Bathroom

£700 Per Month

Date Available: 14th October
2024

Deposit: £807

Unfurnished

- Double Bedroom with Wardrobe
- Open Plan Lounge/Diner
- Kitchen with Integrated Appliances
- Spacious Ground Floor Apartment
- Allocated Parking
- Close to City Centre
- Council Tax - A
- EPC - C

One bedroom larger than average ground floor apartment in the much sought after Anchor Quay development being only a short walk from the city centre. Comprising; entrance hall, spacious open plan lounge/diner with fitted kitchen including a range of integrated appliances. Double bedroom with integral wardrobes and a bathroom. Allocated parking space for one vehicle.



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Unfortunately we cannot accept smokers or Pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - A

Broadband (estimated speeds)
Standard 11 mbps
Superfast 80 mbps
Ultrafast -

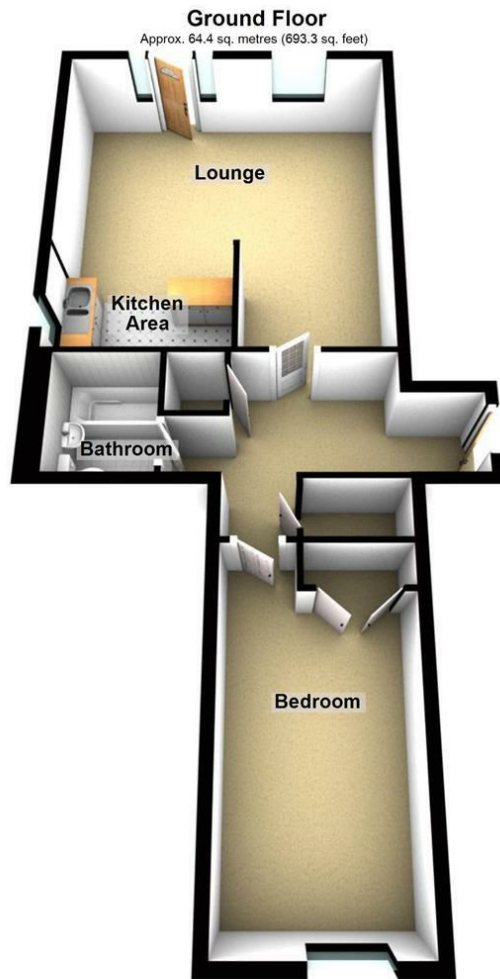
Mobile (based on calls indoors)
O2 EE Three Vodafone

Satellite & Cable TV Availability
BT Sky Virgin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	77
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 64.4 sq. metres (693.3 sq. feet)

Total area: approx. 64.4 sq. metres (693.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.

