



**Riverside Drive, Anchor Quay**

**£780 Per Month**

  
**MARTIN&CO**

## Riverside Drive, Anchor Quay

### Apartment

1 Bedrooms, 1 Bathroom

£780 Per Month

Date Available: 21st February  
2025

Deposit: £900

#### Unfurnished

- Top Floor Apartment
- Double Bedroom
- City Location
- Allocated Parking
- Fitted Kitchen
- Long Term Let available
- EPC - C
- Council tax Band - A

Second Floor, 1 bedroom apartment available in this much sort after development of Anchor Quay Lincoln, a short stroll to the City Centre and close to all road networks. Internally comprising of Double bedroom, Open plan Lounge and Fitted Kitchen with Fridge, Freezer and Washing Machine, Overhead shower in the Bathroom. Allocated parking Bay.



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Unfortunately we cannot accept smokers or pets on this property.

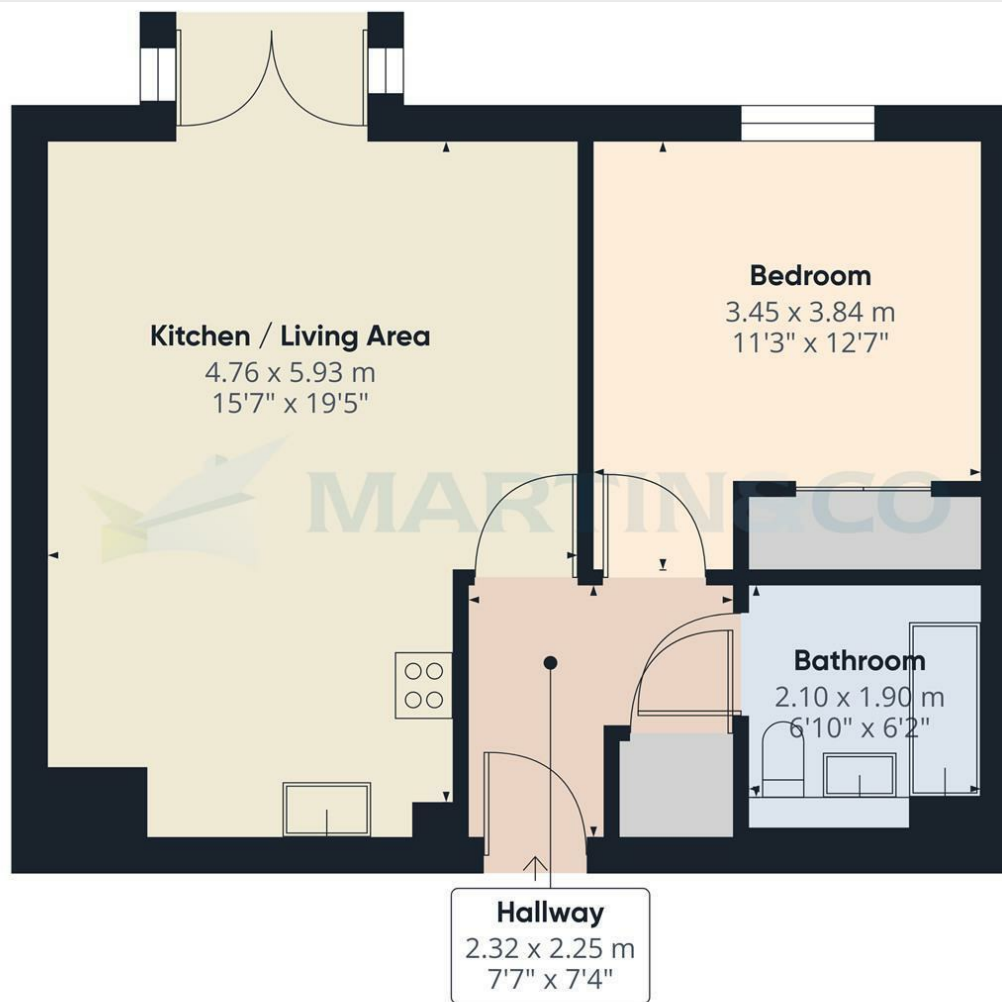
Length of tenancy - 6 months initial tenancy  
Council tax band - A - Lincoln city council

- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	80
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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>**  
50.49 m<sup>2</sup>  
543.47 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.