



**Riverside Drive, Anchor Quay,
Lincoln**

0050 DOM

Riverside Drive, Anchor Quay,
Lincoln

Apartment
2 Bedrooms, 2 Bathroom

£850 PCM

Date Available: 1st December
2025

Deposit: £850

- Ground Floor Apartment
- 2 x Double Bedrooms
- Electric Heating
- Allocated Parking
- City Centre Location
- EPC C
- COUNCIL TAX - B

A ground floor 2 double bedroom apartment located in the city centre comprising: entrance hall with secure telephone intercom entry system, open plan living and kitchen area, 2 x double bedrooms both having double built in wardrobes and a family bathroom with a shower over the bath. Allocated parking and electric heating.



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Unfortunately we cannot accept smokers or Pets on this property.

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

Mobile (based on calls indoors)
O2 EE Three Vodafone

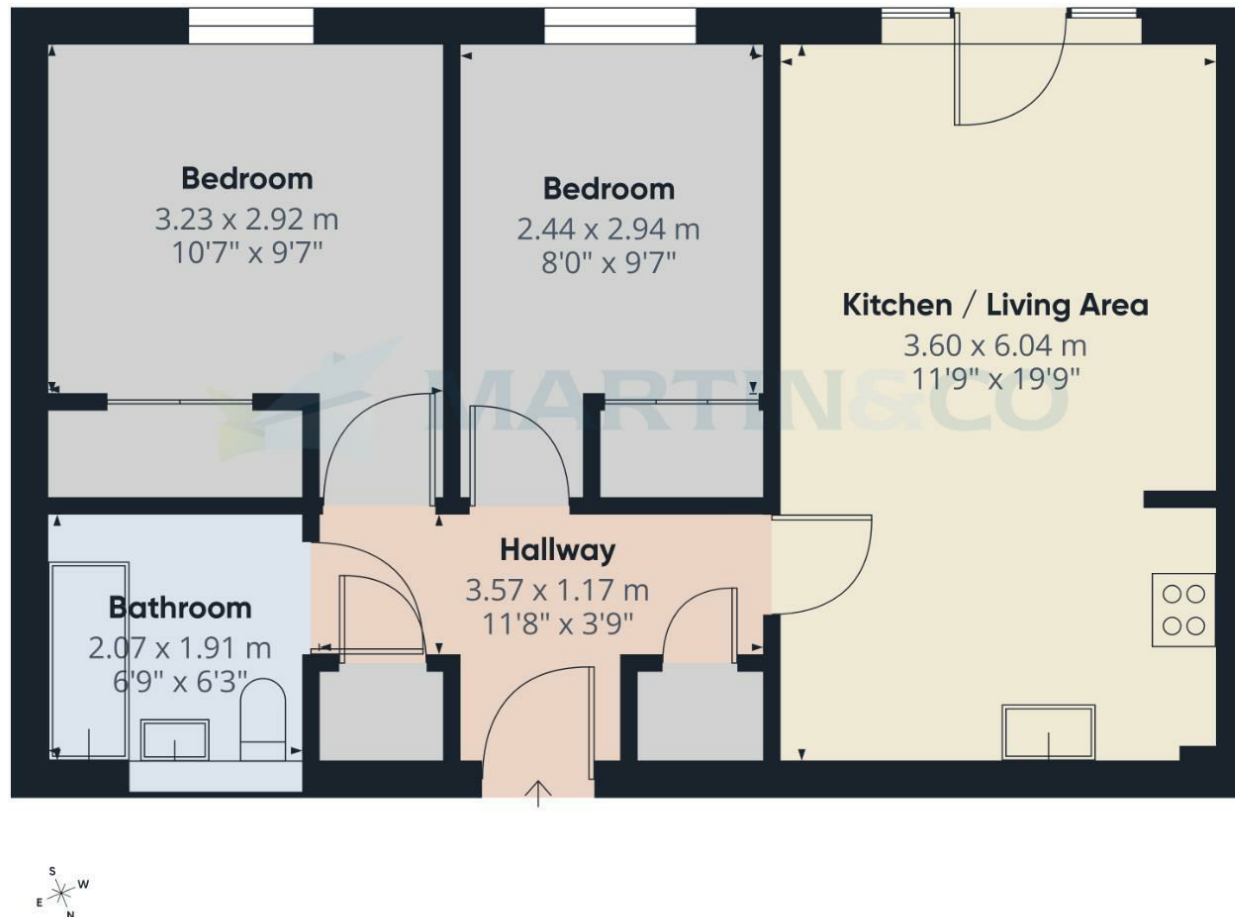
Broadband (estimated speeds)
Standard 10 mbps
Superfast 80 mbps
Ultrafast -

Satellite & Cable TV Availability
BT Sky



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
54.6 m²
588 ft²

(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

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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.