



**Riverside Drive, Anchor Quay**

**£780 Per Month**

  
**MARTIN&CO**

# Riverside Drive, Anchor Quay

## Apartment

1 Bedrooms, 1 Bathroom

£780 Per Month

Date Available: 4th August 2025

Deposit: £900

Unfurnished

- Second floor one bedroom apartment
- Fully fitted kitchen with integrated appliances
- Open plan lounge/diner
- Double bedroom with fitted wardrobes
- Family bathroom with shower over bath
- Popular central location
- EPC - B
- Lincoln city council - Band A
- Allocated Parking

One bedroom luxury second floor apartment located within a few minutes walk to Lincoln City Centre. Located in the popular Anchor Quay development, this property is ideal for a professional person. Benefitting from a modern kitchen with integrated appliances, an open plan lounge/diner, family bathroom with shower over bath and a large bedroom with fitted wardrobes. **NO ALLOCATED PARKING BAY**



One bedroom second floor apartment located within a few minutes walk to Lincoln City Centre. Located in the popular Anchor Quay development.

Benefitting from a modern kitchen with integrated appliances, an open plan lounge/diner, family bathroom with shower over bath and a large bedroom with fitted wardrobes.

(Water bill £30 pcm subject to usage paid direct to landlord)

Unfortunately we cannot accept pets or smokers at this property

12 month initial tenancy  
Lincoln city council - Band A

Mobile (based on calls indoors)  
O2 EE Three Vodafone

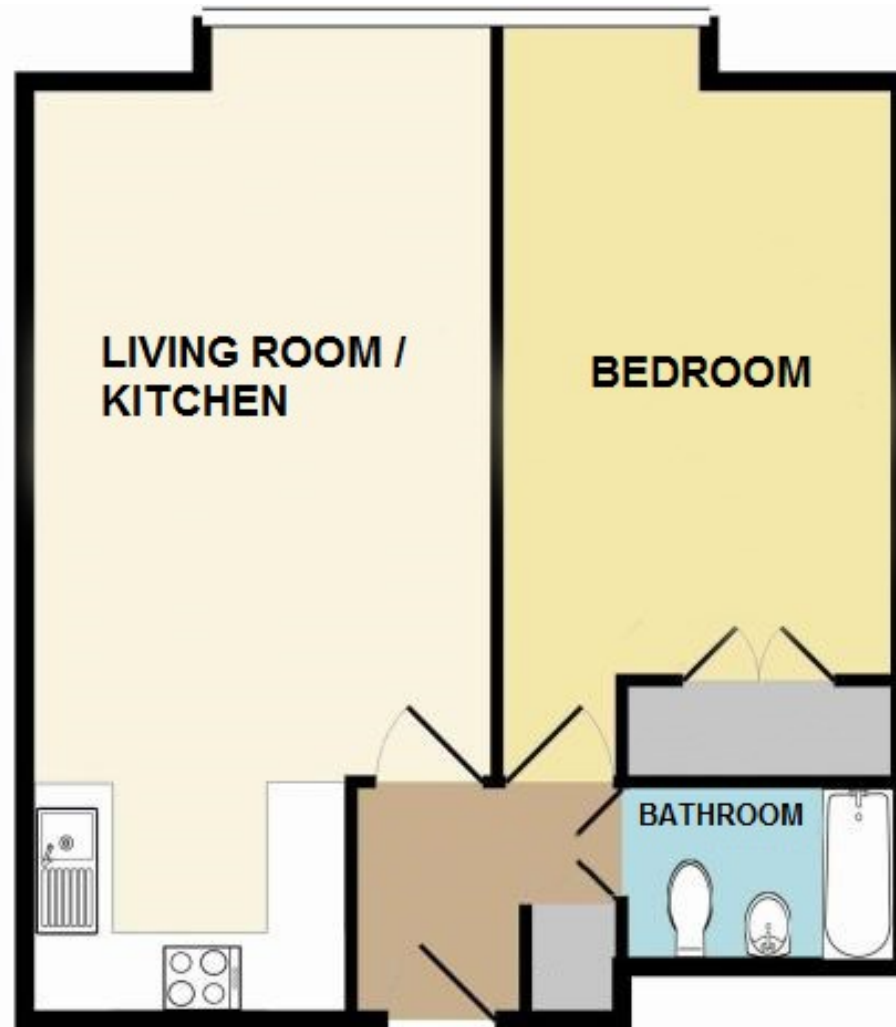
Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 80 mbps  
Ultrafast -

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		
	82	82
<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	



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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.