



Riverside Drive, Anchor Quay

£750 Per Month


MARTIN & CO

Riverside Drive, Anchor Quay

Apartment

1 Bedrooms, 1 Bathroom

£750 Per Month

Date Available: 27th October
2025

Deposit: £865

Unfurnished

- Top Floor Apartment
- Double Bedroom
- Fitted Kitchen
- Allocated Parking
- City Centre location
- EPC - B
- Lincoln city council - A
- Initial 12 months tenancy

Top 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. Initial 12 month tenancy



Description
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 Initial 12 month tenancy
 Council Tax A - Lincoln City Council

Unfortunately we are unable to accept pets or smokers at this property
 Broadband (estimated speeds)
 Standard 11 mbps
 Superfast 80 mbps
 Ultrafast - No
 Mobile (based on calls indoors) o2, EE
 Vodafone
 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		83	84
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⁾
44.1 m²
474 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.

