



**Riverside Drive, Anchor Quay**

**£750 Per Month**

  
**MARTIN&CO**

Riverside Drive, Anchor Quay

Apartment

1 Bedrooms, 1 Bathroom

£750 Per Month

Date Available: 21st July 2025

Deposit: £865

Unfurnished

- Ground Floor Apartment
- 1 Double bedroom
- Allocated parking
- City centre Location
- Long term tenancy
- Intercom entry
- epc - B
- council tax - A

Superb one bedroom, ground floor apartment on one of Lincoln's most popular residential developments. Internally the property comprises large open plan lounge, kitchen diner, a kingsize bedroom with built in wardrobe, entrance hall way and bathroom with over bath shower. The property also comes with one allocated parking space



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Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 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		
	81	82
England & Wales	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>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**01522 503727**  
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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.