



Riverside Drive, Anchor Quay

£750 Per Month


MARTIN & CO

Riverside Drive, Anchor Quay

Flat

2 Bedrooms, 2 Bathroom

£750 Per Month

Date Available: 2nd June 2024

Deposit: £865

Unfurnished

- 2 Double Bedrooms
- Fully fitted kitchen
- Allocated Parking
- City Location
- Ground Floor
- Council Tax A
- EPC Grade C

A ground floor two double 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 fully fitted kitchen and appliances, lounge and family bathroom.

Unfortunately we cannot accept smokers or pets on this property.

Mobile (based on calls indoors) - EE + THREE + Vodafone

Broadband (estimated speeds) - Standard 11 mbps & Superfast 80 mbps

Satellite & Cable TV Availability - BT + Sky

Length of tenancy - 12 months initial tenancy

Council tax band - A - Lincoln City Council



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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		
	76	77
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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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.