



Riverside Drive, Anchor Quay

£750 PCM


MARTIN & CO

Riverside Drive, Anchor Quay

Flat

2 Bedrooms, 2 Bathroom

£750 PCM

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



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



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		
(39-54) E		
(21-38) F		
(1-20) G		
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>



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.