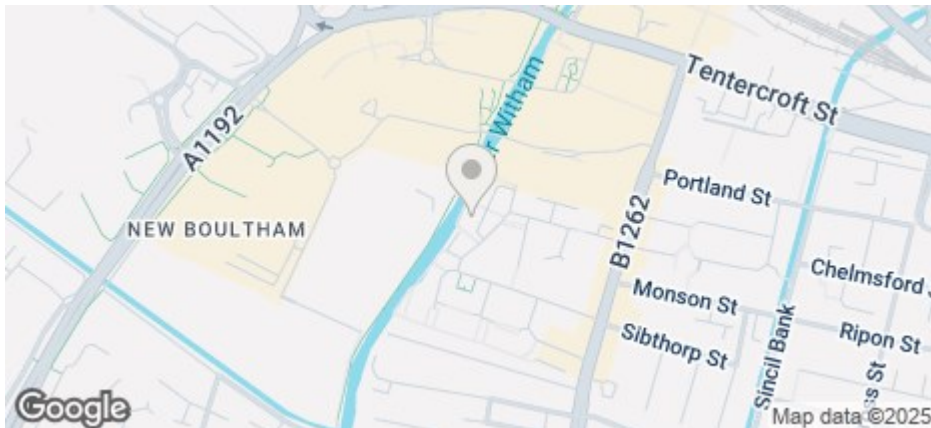




## 21 Riverside Drive, Lincoln, LN5 7PB

£1,100 Per Month

COUNCIL TAX BAND: A



- Immaculately presented one bedroom apartment
- One allocated parking space
- Open plan kitchen and living space
- Generous bedroom with view of the river
- Council Tax Band A

- Riverside location
- Refurbished to a high specification
- Modern bathroom with shower over bath
- Ideally located close to the City Centre
- Available JUNE

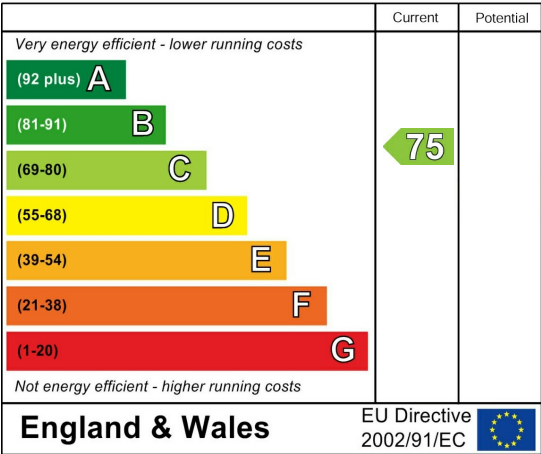
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

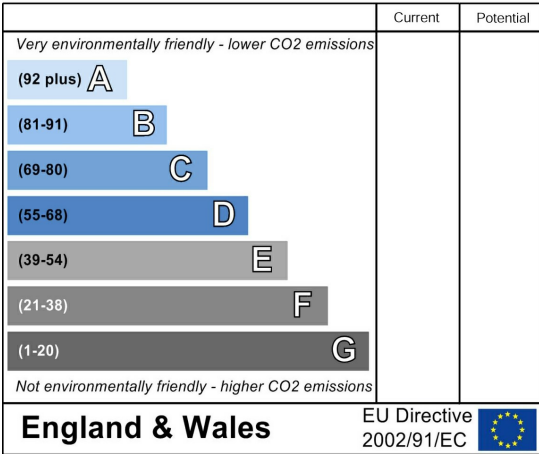
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Don't miss out on a rare opportunity to let this stunning riverside apartment in the heart of Lincoln.

The property comprises of an entrance hall, and wooden floors throughout There is a modern bathroom suite with shower over bath, generous double bedroom with views over the water, and a large open plan lounge, kitchen and diner also boasting views of the river. The kitchen is equipped with integrated cooker, hob, fridge and washing machine. Please note, this apartment is unfurnished.

Third floor apartment, step only access.

Just a short walk to Lincoln High Street and City Centre.

There is no gas in this property, with electric storage heating with individual controls or via an app. One allocated parking space is available (permit required). Water bills are included in the rent, all other utilities (electric, TV licence, wifi will be the responsibility of the tenant).

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020  
email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

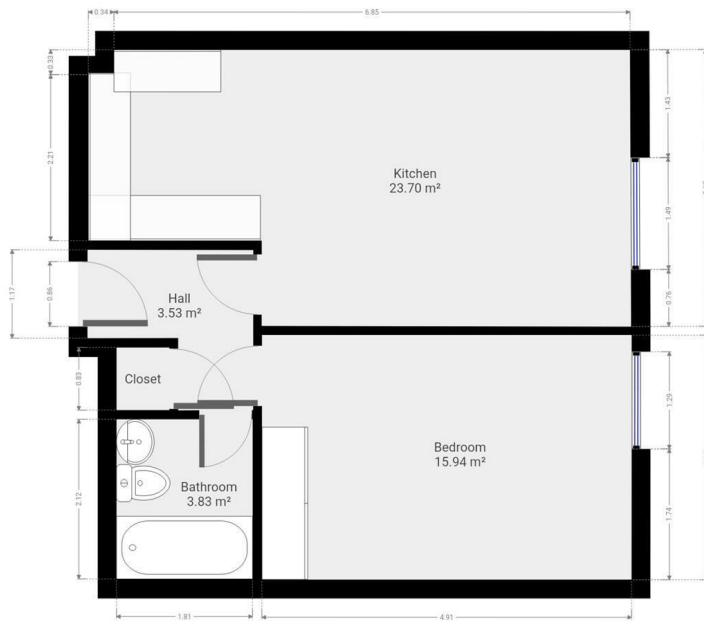
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website.

Any information collected from you will be processed in accordance with the

General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website.

Utilities: The rent does not include utility bills, internet, Council Tax or TV licence payments.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls.  
Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m