



RESIDE

BOLTON



39 Lincoln House
Nelson St, Bolton, BL3 2EU

£800 PCM



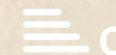
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39 Lincoln House

Nelson St, Bolton, BL3 2EU

A fantastic opportunity to rent this spacious and modern STUDIO apartment located in the sought-after Lincoln House development in Bolton.

Available for immediate tenancy! Conveniently situated close to local amenities and transport links, this apartment offers both comfort and convenience in a contemporary setting.

Rent Includes 1 Parking space (Optional)

Lincoln House

Lincoln House completed in August 2022. It was originally a commercial office building vacant since construction stopped in 2011, situated on Nelson Street, within proximity to Bolton Town Centre and all of its amenities, with Bolton Train Station only a 5-minute walk away.

Internal

Internally, the apartment boasts a modern fitted bathroom, a stylish fitted kitchen with integrated fridge/freezer, oven and hob, dishwasher and storage. Large windows flood the space with natural light, while laminate flooring runs seamlessly throughout. The property also benefits from an intercom system and is presented in move-in condition.

External

Externally, the development benefits from secure fob entry, a separate bin store, and excellent transport links. Additional parking is also available to rent at £50 per calendar month.

- Spacious STUDIO apartment
- No chain
- Stylish bathroom
- Third floor





- Ideal investment opportunity
- EPC rating C
- Lift access
- Sought after location

Floor Plan

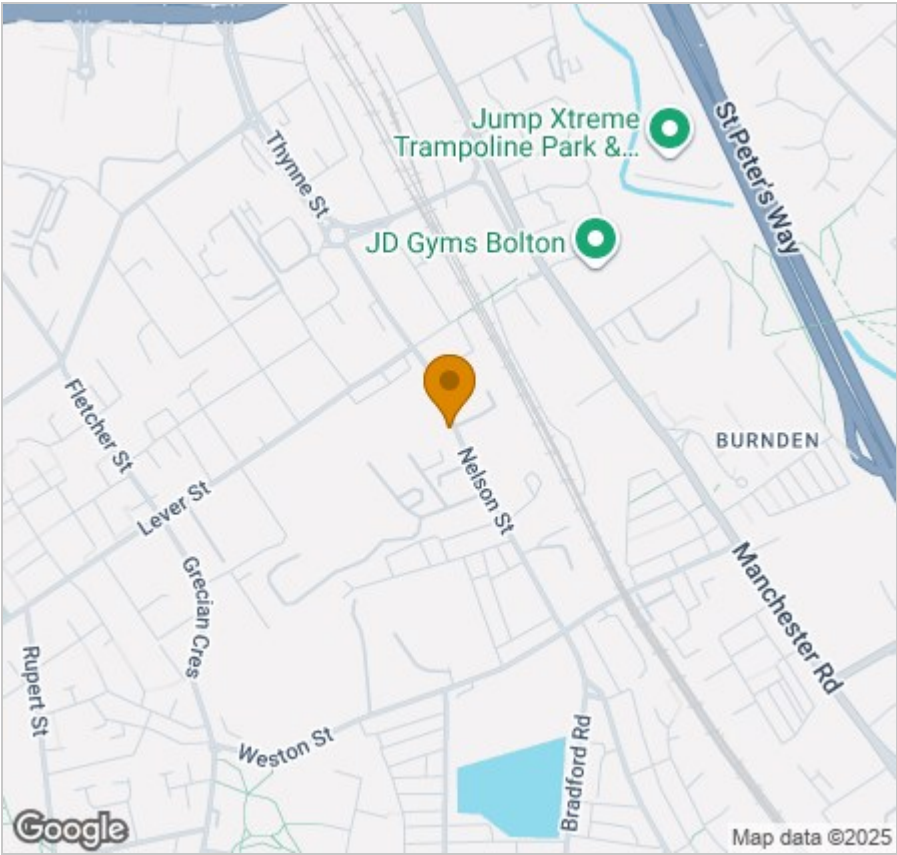


Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

