



RESIDE

BOLTON



59 Lincoln House  
Nelson St, Bolton, BL3 2EU

**Offers Over £90,000**



## 59 Lincoln House

Nelson St, Bolton, BL3 2EU

A fantastic investment opportunity to purchase this spacious and modern STUDIO apartment located in the sought-after Lincoln House development in Bolton with a tenant in situ.

The property features a stylish and generously sized bathroom, a sleek modern kitchen, and an open-plan living space finished to a high standard throughout. The apartment is fully furnished, and benefits from elevator access to the upper floors.

Offering a fantastic rental yield (7%)\* and with strong demand in the area, it represents an excellent investment opportunity.

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

\*net yield

### Lincoln House

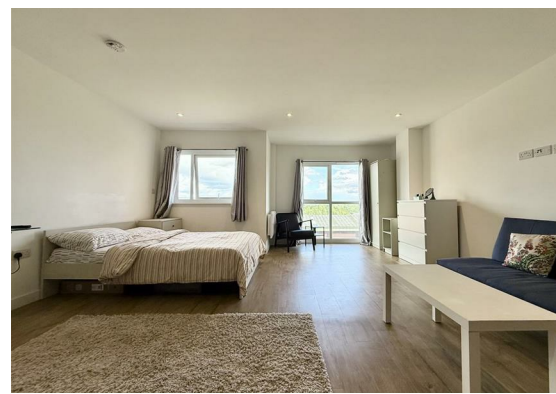
Lincoln House completed in August 2022. It was originally a commercial office building vacant since construction stopped in 2011, situated on Nelson Street, within proximity to Bolton Town Centre and all of its amenities, with Bolton Train Station only a 5-minute walk away.

### Internal

Internally, the apartment boasts a modern fitted bathroom, a stylish fitted kitchen with integrated fridge/freezer, oven and hob, and generous storage throughout. 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. 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

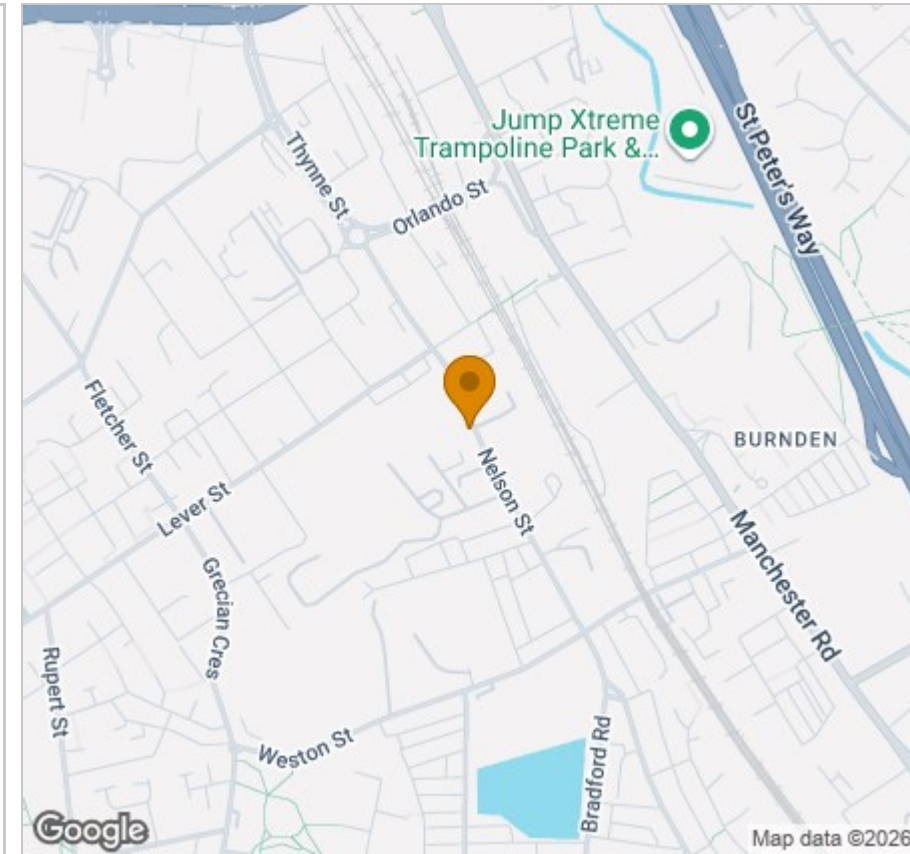
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

