



# RESIDE

BOLTON



Lincoln House Nelson Street

, Bolton, BL3 2EU

**£800 PCM**



## Lincoln House Nelson Street

, Bolton, BL3 2EU

A well-presented, fully furnished one bedroom apartment located in Lincoln House, close to Bolton town centre and the University of Bolton.

Furnishings in the open plan living space include a sofa, dining table, and a fully equipped kitchen with appliances. The spacious double bedroom includes a bed, wardrobe and bedside tables. There is also a modern bathroom complete with WC, bath, shower over bath and wash basin.

The building is secure with intercom entry and well-maintained communal areas. Ideal for students or professionals looking for convenient accommodation with easy access to local amenities and transport links.

Parking at Lincoln House is available at an additional £50pcm.

### Lincoln House

Lincoln House is on Nelson Street, just south of Bolton town centre. Bolton Train Station is around a 5-minute walk away and is close to major road links including St. Peter's Way (A666), which connects to the motorway networks (M6, M61, M62).

- One bedroom apartment
- Fully furnished
- Ground floor
- Secure entry system
- Close to transport links
- EPC Rating C
- Stylish kitchen
- Parking available at an additional £50pcm

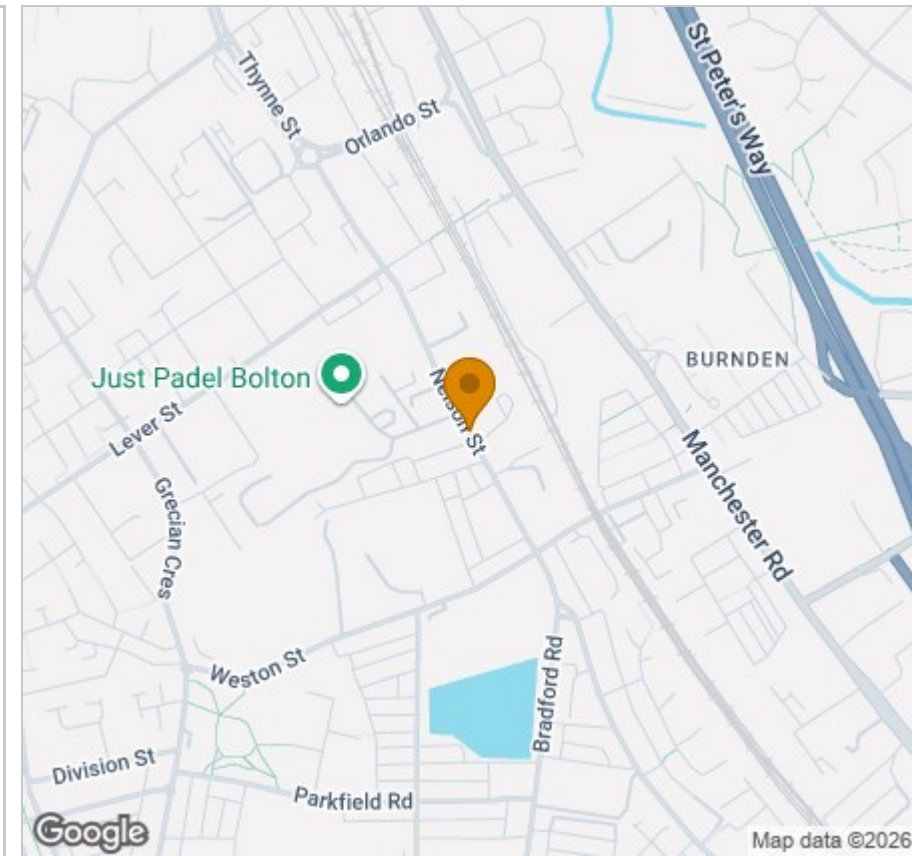




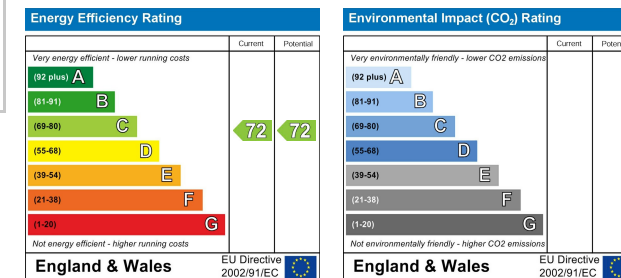
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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