



RESIDE  
—  
BOLTON



Lincoln House Nelson Street  
Bolton, BL3 2EU

**£750 PCM**





# Lincoln House Nelson Street

, 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. Internet is included in the rent.

Parking available at £50 Per Month

**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
- Secure Building Access
- Stylish bathroom
- Second floor



- Parking Available (At Additional Cost)
- EPC rating C
- Lift access
- Sought after location

Floor Plan

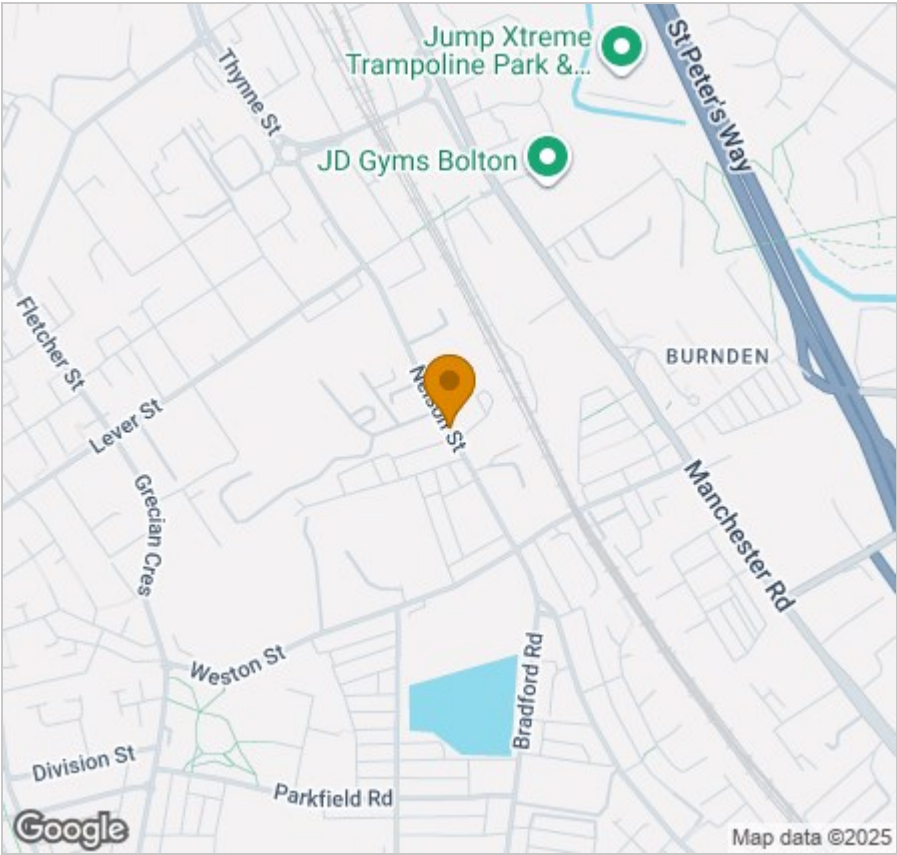


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

