



RESIDE  
—  
BOLTON



78 Lincoln House Nelson Street  
, Bolton, BL3 2EU

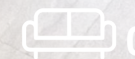
**Price £140,000**



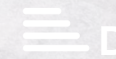
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# 78 Lincoln House Nelson Street

, Bolton, BL3 2EU

Step into stylish, modern living with this fantastic one-bedroom top-floor apartment in the sought-after Lincoln House. Perfectly positioned in the heart of the town centre, this home offers the ultimate in convenience and contemporary comfort.

Beautifully presented and in move-in condition, the apartment boasts sleek laminate flooring throughout, a spacious double bedroom, and a bright open-plan living area leading onto a stunning full-length balcony — ideal for morning coffee or evening sunsets.

With the added benefits of an allocated parking space, full furnishings included, and being sold chain free, this property is ready for you or your tenants to move straight in. An excellent investment opportunity, it offers an impressive approximate 7.8% rental yield.

Whether you're a first-time buyer, downsizer, or savvy investor, this vibrant top-floor gem is not to be missed!

**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. With a full width private balcony, this home offers great external space and also benefits from an intercom system and is presented in move-in condition.



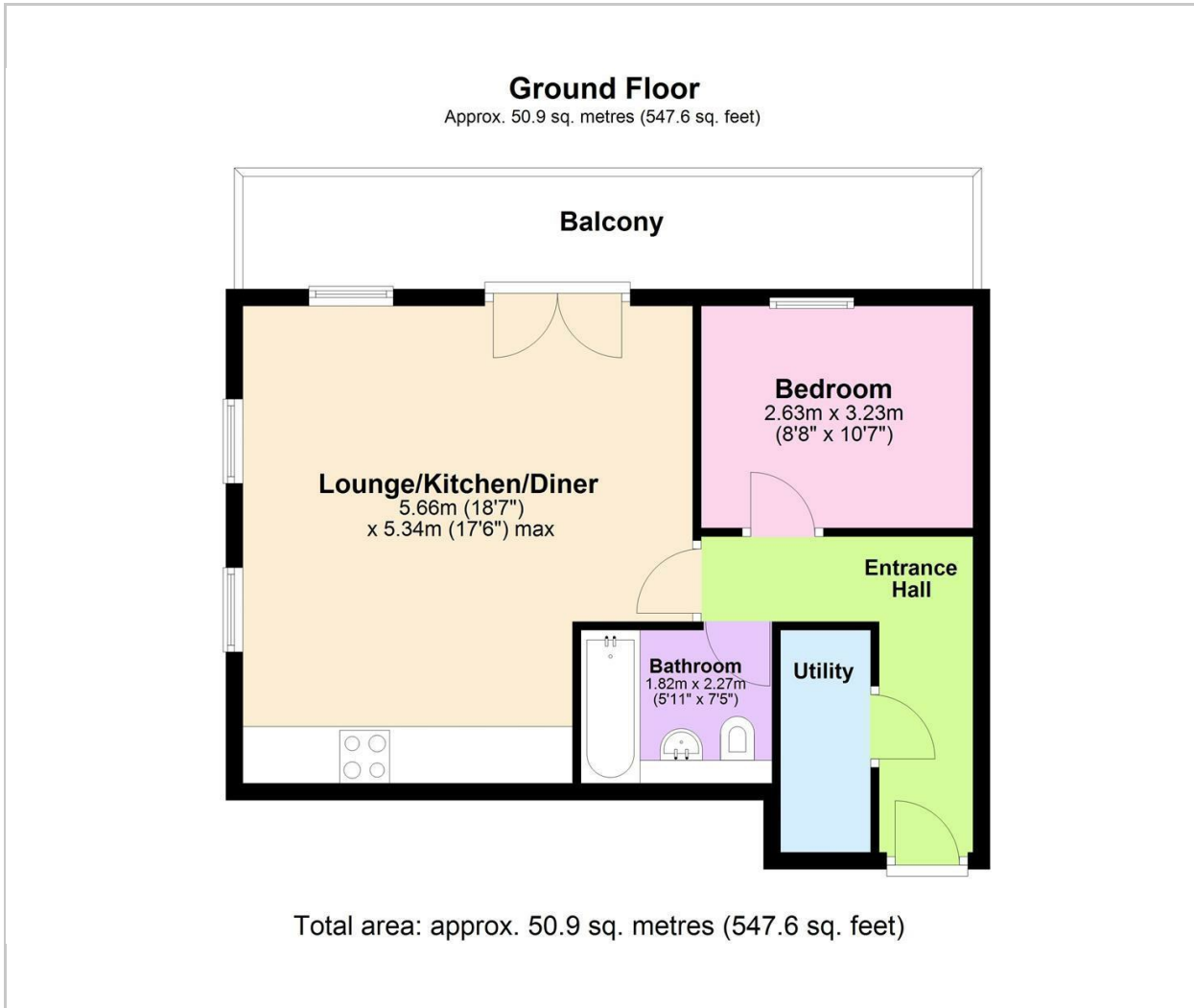
### External

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.

- CHAIN FREE
- Top Floor Apartment
- External Balcony
- Allocated Parking
- Close to Transport Links
- Move in Condition
- Investment Opportunity
- Furnished Apartment



## Floor Plan

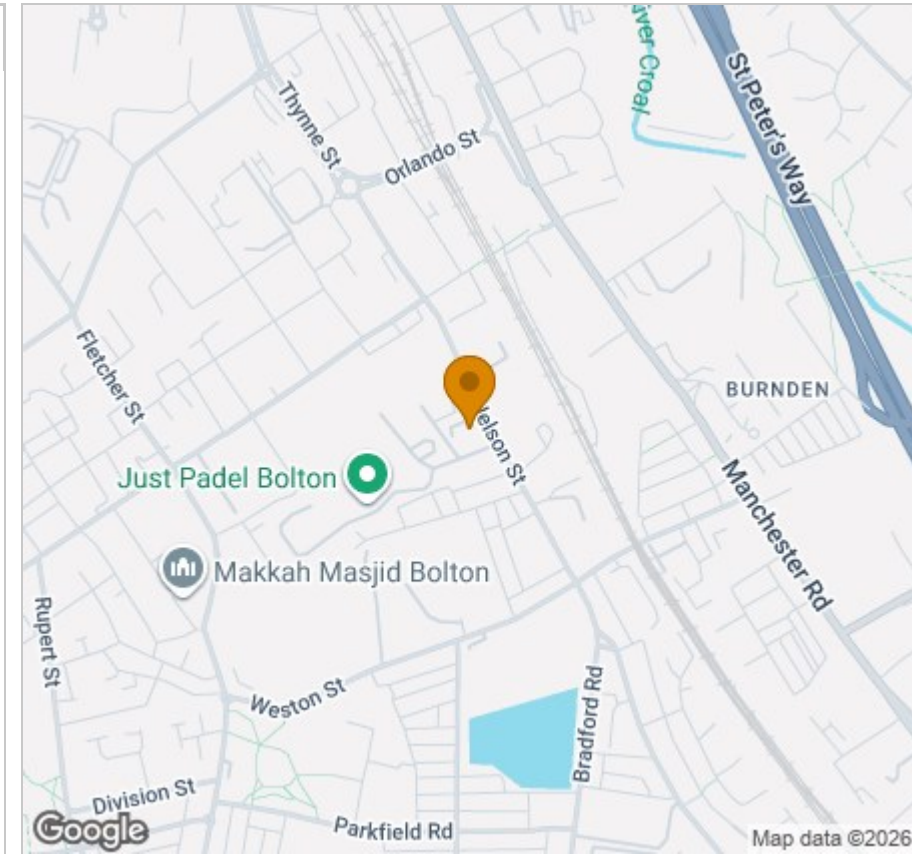


## Viewing

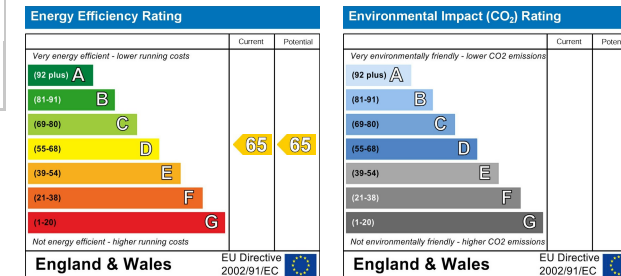
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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