

TO LET



The Rock, Bury

1 Bedroom, 1 Bathroom, 6th Floor Apartment

£675 pcm



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1 Bedroom, 1 Bathroom

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Date available: 23rd November 2021

Deposit: £778.84

Furnished

Council Tax band: A

- One Bedroom FURNISHED Apartment
- Holding Deposit- £155.76
- Security Deposit- £778.84
- Integrated Appliances
- Fully Tiled Modern Bathroom
- Modern Fixtures & Fittings
- CCTV Door Entry System

SUMMARY

Martin & Co are delighted to offer For Rent this FANTASTIC 547sqft ONE BEDROOM 6TH FLOOR FURNISHED APARTMENT with FREE ALLOCATED PARKING, located within Bury's prestigious development, THE ROCK!

The apartment briefly comprises of an entrance hallway providing access to the fully tiled family bathroom, storeroom, large double bedroom and a spacious open plan living / dining / kitchen area.

The apartment benefits from integrated appliances (oven, hob, larder fridge, freezer and dishwasher) and a condensing washer/dryer.

Please contact us at your earliest convenience to arrange a viewing of this fantastic apartment!

VIDEO WALK THROUGH

Struggling to find the time to arrange a viewing? Please click on the video tour tab to get started

LOUNGE/KITCHEN/DINER 23' 6" x 13' 4" (7.16m x





4.06m)

Hardwood flooring, down lighting, neutral decor, full height windows / doors with blinds, integrated appliances include; fridge / freezer, dishwasher, electric oven and halogen hob. Furniture includes two sofas, coffee table, tv stand, book shelf, display unit

MASTER BEDROOM 16' 3" x 9' 10" (4.95m x 3m)

Full length window, neutral decor, includes vertical blinds and carpet flooring. Furniture includes double bed, two sets of wardrobes, bedside cabinet, chest of drawers

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

3/4 tiled walls, tiled floor, thermostatic overhead shower, glass screen, enclosed cistern, tiled floor and heated chrome towel rail

APPLICATION REQUIREMENTS

A pre-application pack will be emailed to you upon booking a viewing, this must be completed and returned to us prior to your viewing taking place.

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

You have 5 working days in which to supply the local office and our credit referencing partner with the information that we need in order to make a decision on your application. If you unreasonably delay in providing information or provide information which is inaccurate, false or incomplete then we will retain your holding deposit and reject your application.

With the tenants' consent this holding deposit will be refunded against the first month's rent. In accordance with the Tenant Fees Act, the holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy within 15 days. Failure to do so for any of the aforementioned reasons will result in you losing your holding deposit. An extension to the deadline may



be entered into if agreed in writing by all parties to a maximum of 28 days.

REFERENCE AND CREDIT

CHECKS All applicants must be over the age of 21

All applicants will be subject to a credit check carried out by a 3rd party to check for adverse credit (ie CCJ's, bankruptcy, IVAs etc) and your credit score must be at least 650 out of 1000

Applicants will need to provide proof of an income of at least 30x the monthly rent. If employed, this must be on a permanent contract and an employment reference will be required. If self-employed, applicants will need to provide 12 months evidence of income, either via self-assessment tax returns or a reference from an accountant. If retired, pension award letters will be required.

DSS applicants and anyone does not meet the above criteria will need to provide a guarantor who is working (permanent contract), has a clear credit history and is able to provide proof of an income of 36x the monthly rent

We will also require a positive previous landlord reference (if applicable) and proof of address history, usually up to 3 years

RIGHT TO RENT CHECKS

From the 1st of February 2016 the 'Right to Rent' government scheme came into effect. This requires all Agents to check the documents of prospective tenants when applying for a rental property. When coming to view a property with Martin & Co we ask that you bring with you the appropriate document(s) in case you wish to proceed with an application.

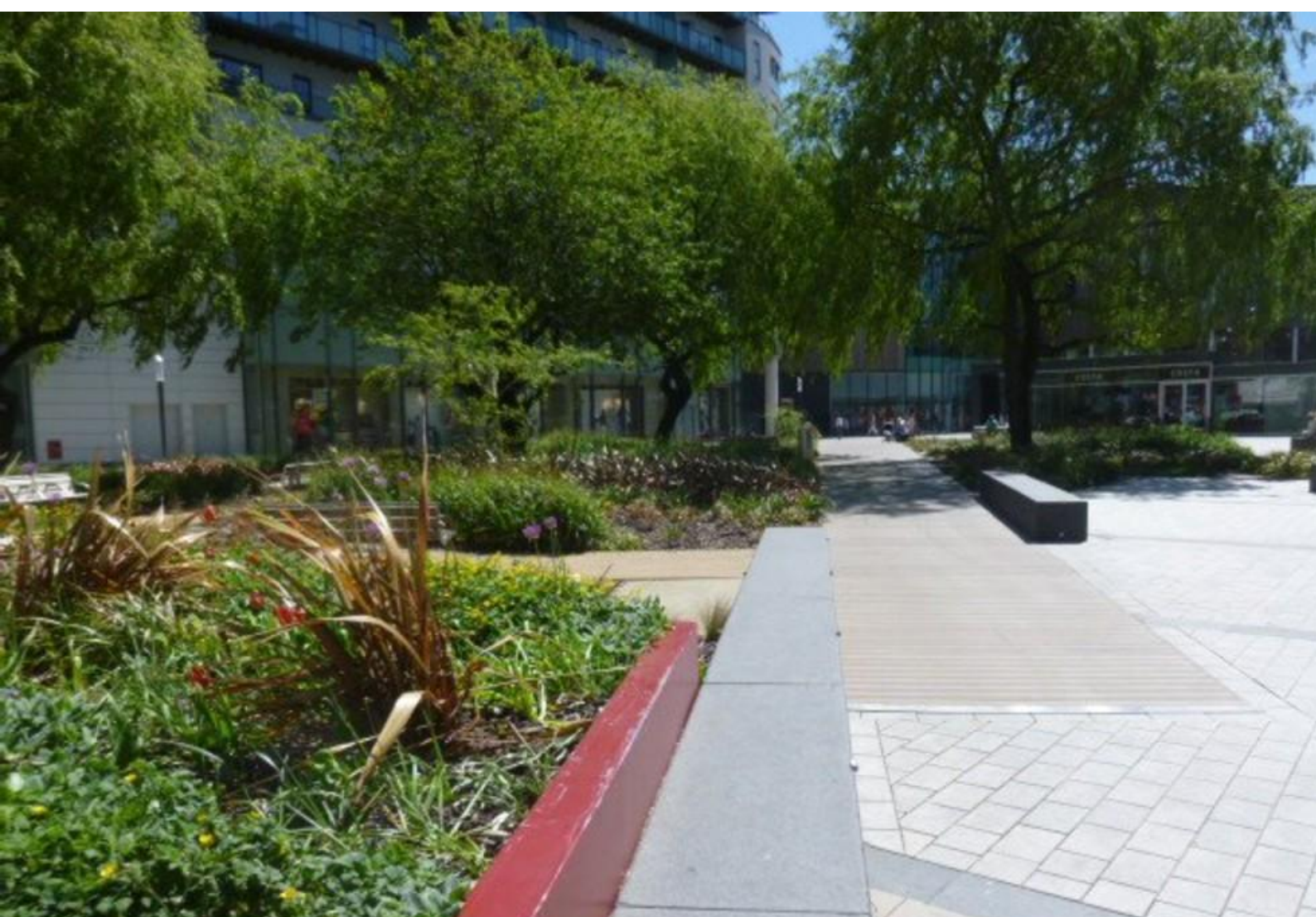
The simplest way to conform to the regulation is to bring a valid British passport or Visa (valid for the entirety of the initial tenancy term) with you, along with some form of proof of address. If you do not have a passport, please ask a member of staff for more information.



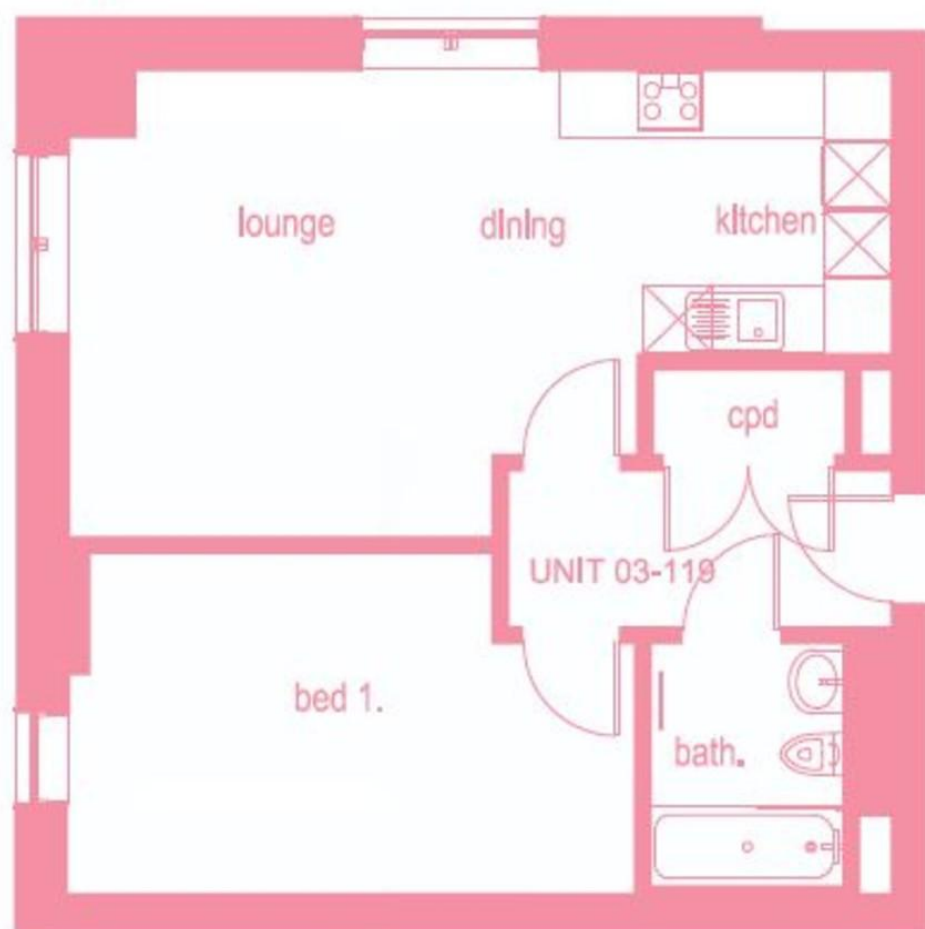
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

1. Please ensure all sales particulars



Type 10



1 bedroom Apartment

Martin & Co Rochdale

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.