



£725 pcm Fees Apply

To Let

2 Bedrooms Apartment

Allocated Parking

The Rock, Bury

Martin & Co Rochdale  
15b Cheetham Street, Rochdale, Lancashire, OL16 1DG  
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**MARTIN&CO**  
Letting • Sales • Investment

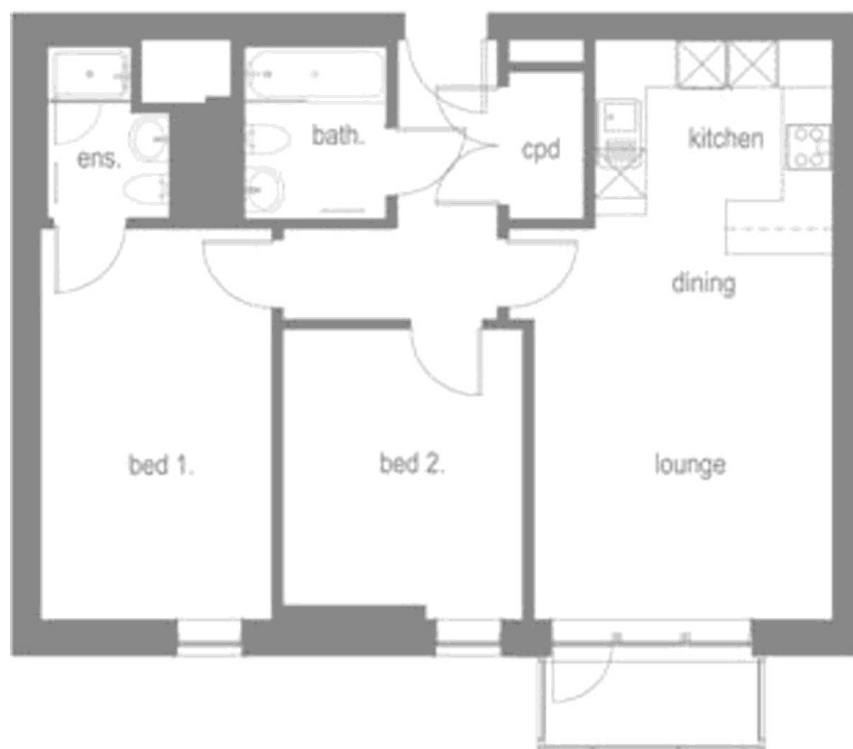
# £725 pcm Fees Apply

## 2 Bedrooms

### Apartment

WOW!!! Martin & Co are delighted to present this fantastic TOP FLOOR TWO BEDROOM TWO BATHROOM APARTMENT featuring allocated FREE ON-SITE PARKING, BALCONY and not forgetting... Located within Bury's prestigious NEW development, THE ROCK!

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Integrated Appliances
- Modern Fitted Kitchen & Bathroom
- Access to Metro Link, Rail, Bus and Motorway Network
- Ample On-Site Amenities
- FREE On-Site Allocated Parking
- Deposit: £825



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	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 <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10-49)	A		
(50-59)	B		
(60-69)	C		
(70-79)	D		
(80-89)	E		
(90-94)	F		
(95-100)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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## Property description

### **LOUNGE/KITCHEN/DINER 23' 5" x 11' 6" (7.150m x 3.530m)**

Hardwood flooring, neutral decor, down lighting, wall heater, dual aspect full length windows which provide access to the balcony, integrated appliances include; fridge / freezer, dishwasher, electric oven, vented extractor fan and a halogen hob.

### **MASTER BEDROOM 15' 10" x 8' 11" (4.834m x 2.730m)**

Full length window, neutral decor, carpets, wall heater and vertical blinds

### **ENSUITE 6' 11" x 4' 8" (2.120m x 1.430m)**

Fully tiled walls and floor, white two piece bathroom suite, shower cubicle, heated towel rail, large mirror, extractor fan

### **BEDROOM 2 11' 9" x 9' 3" (3.583m x 2.840m)**

Full length window, neutral decor, carpets, wall heater and vertical blinds

### **BATHROOM 6' 11" x 5' 5" (2.120m x 1.671m)**

Fully tiled, thermostatic overhead shower, glass screen, enclosed cistern, tiled floor, chrome radiator and a large mirror

### **LOOKING TO RENT OR SELL?**

As The Rocks Premier Sales & Lettings Specialists, Martin & Co have successfully managed the move in of hundreds of tenants at the development, ensuring maximum yields, minimal voids and providing a professional end to end service.

Martin & Co are Miller Homes approved agents and have been involved with the development since its inception, we therefore have unrivalled experience initially for Lettings & Property Management, but more recently for re-sales.

Please contact our office today to discuss your individual requirements, or to arrange a free no obligation valuation.