



## FLAT 4, 8 VERNON STREET BOLTON, BL1 2PP

£650 PER MONTH

### Important Information

#### Viewings & Applications

All prospective tenants are required to view the property before submitting an application. Arranging a viewing or submitting an application does not guarantee that the property will be offered to you.

Viewings are arranged on a first-come, first-served basis, and applications are subject to the landlord's approval.

#### Referencing & Affordability

All applications are subject to satisfactory referencing, affordability checks, Right to Rent checks (where applicable), and the landlord's approval. Applicants will be assessed based on affordability, employment or income, credit history, and previous landlord references where applicable.

If an applicant does not meet the required referencing criteria, the landlord may, at their discretion, request a suitable UK-based guarantor or consider an alternative arrangement, such as rent payable in

**CORE**   
ESTATES  
Lettings | Maintenance | Management



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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