



**Flat 1, 21 The Rock,
BL9 0JP**

£850 PCM

Hyde Estate & Letting Agents are delighted to offer this first floor, one bedroom apartment to let. Conveniently located in the heart of Bury town centre facing the Mill Gate Shopping centre and within a short walk of high street shops, restaurants such as Pizza Express and Nandos and Vue Cinema. Offered unfurnished and available now.



Accommodation

Briefly comprising; entrance hall with storage cupboard and security door entry phone, open plan living area to fitted kitchen with plumbing for a washing machine, stainless steel electric fan assisted oven/grill/extraction and a double bedroom. The bathroom suite features a white three piece suite with over bath shower, chrome towel warmer and a ceramic tiled floor.

Room Measurements

Living area: 14'7" x 11'1"

Kitchen area: 13'4" x 7'

Bedroom: 14'6" x 9'6"

Bathroom: 7'6" x 5'7"



Additional Information

Benefits uPVC double glazed, double height windows and modern wall mounted electric heaters to each room.



Council Tax

Bury Council, Band A.

Viewings

To be arranged via Hyde Estates & Lettings 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	72	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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