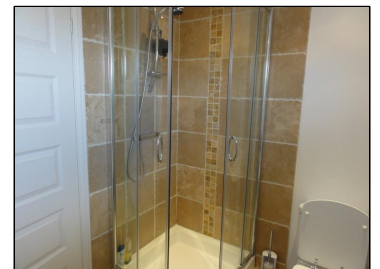


**Rent : £625.00 PCM**

**Lingmoor Rise, Kendal, LA9 7NU**



## Description:

An unfurnished two bedroom first floor flat, situated in the much sought after Heron Hill area. The property, which has been finished to a high standard, offers modern, spacious accommodation all on one level. Briefly comprising of hall, kitchen/diner, lounge, bathroom, one double and one single bedroom. Council Tax Band B. EPC rated C. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £144, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £720, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available 8th August 2020.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	80		79

**England & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Directions:

Leave Kendal on the A65 passing Kendal Leisure Centre. Turn left at the traffic lights onto Heron Hill. Take the 1st right and then the 3rd left onto Lingmoor Rise.