

Rent : £625.00 PCM

Valley Drive, Kendal, Cumbria, LA9 7SF



## Description:

A first floor, two bedroom unfurnished flat. The accommodation comprises of lounge, kitchen, 2 double bedrooms and bathroom with shower. Outside is small enclosed area, and allocated parking for two vehicles. SLDC band B. EPC rated D. 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 end July 2020.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	74	68	78

**Energy Efficiency Rating**  
 A: 92-100 (Very energy efficient - lower running costs)  
 B: 81-91  
 C: 69-80  
 D: 55-68  
 E: 39-54  
 F: 21-38  
 G: 1-20 (Not energy efficient - higher running costs)

**Environmental Impact (CO<sub>2</sub>) Rating**  
 A: 82-100 (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 69-81  
 C: 56-68  
 D: 43-66  
 E: 29-42  
 F: 15-28  
 G: 1-14 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

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:

From Kendal, take the A65, past Kendal Leisure Centre, turning left at the lights onto Heron Hill. Turn right onto Esthwaite Avenue, past the Beck Community Centre. No 189 is at the junction of Esthwaite Avenue and Valley Drive (2nd right)