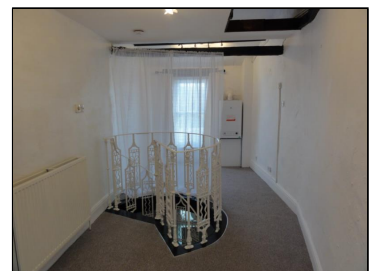


**Asking Rent : £445.00 PCM**

**Collin Croft, Kendal, Cumbria, LA9 4TH**



### Description:

This unusual and delightful studio accommodation over two floors offers many character features, and enjoys some excellent views over the town and to Kendal Castle. Kitchen and bathroom on level one, and studio room on level two, with ladder access to gallery storage area. Council Tax Band A. No Pets. No Smokers. No applicants in receipt of housing allowance. Not suitable for children. EPC rated D. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £545 will be required. Available NOW.

### Directions:

From Kendal town hall, go uphill on Allhallows lane and No 22 Collin Croft is on the left just after the left hand corner onto Beast Banks.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(49-54) <b>E</b></p> <p>(27-38) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-100) <b>A</b></p> <p>(69-81) <b>B</b></p> <p>(54-67) <b>C</b></p> <p>(39-53) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(12-20) <b>F</b></p> <p>(1-11) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	
<p>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.</p>		<p>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.</p>	