



# PARK AVENUE, KENDAL

RENT PCM: £865

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## The Property

A two bedroom, stone built, traditional property within easy walking distance of Kendal town centre. Accommodation comprises of lounge, dining room, kitchen, 1 double bedroom, 1 single bedroom, shower room and a good size attic room which can be used for storage/office (not suitable for use as a bedroom).

To the rear is an enclosed yard. On street parking - not suitable for occupiers with more than two cars.

SLDC band C. EPC rated D. One pet with prior consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £199, 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 £995, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available Mid October 2024.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	63	(55-68) <b>D</b>	56
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & 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.

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.

