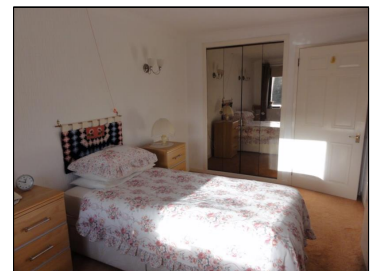


**Asking Rent : £550.00 PCM**

**Kent Court, Kirkland, Kendal, Cumbria, LA9 5AN**



**Description:**

An opportunity to rent an immaculate one bedroom first floor flat located close to Kendal town centre. The accommodation comprises of lounge, kitchen, double bedroom and bathroom, and can be furnished or unfurnished. Electric heating. Parking available (No designated parking place). No Pets. No smokers. Applicants must be over 55 years of age. Rent includes service charge. Council Tax Band B. EPC C. 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 £650 will be required. Available Now.

**Directions:**

From joining Kendal's one way system at the South end of the town, turn left immediately before the traffic lights through the arch way.

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		
70-100	A		60-100	A	
69-69.99	B		55-59.99	B	
64-68.99	C		50-54.99	C	
59-63.99	D		45-49.99	D	
54-58.99	E		40-44.99	E	
49-53.99	F		35-39.99	F	
44-48.99	G		30-34.99	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
1-43.99			1-29.99		
EU Directive 2002/91/EC			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.