

Asking Rent : £450.00 PCM

Belle Vue Place, Highgate, Kendal, Cumbria, LA9 4EN



Description:

A top floor spacious flat combining modern facilities with old character features. Offered in excellent decorative order having just been re-decorated and re-carpeted throughout.

Accommodation consists of Hallway with storage cupboard, open plan lounge/kitchen, and double bedroom with en-suite shower room. No pets. Not suitable for children. No smokers. No applicants in receipt of local housing allowance. SLDC Band A. EPC rating E.

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.

Directions:

The entrance to flat is down the ally to the right of Jintana Thai Restaurant on Highgate, Kendal. The door has 105 on it and is on the right hand side of the ally way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-81) C		(41-61) C	
(55-69) D		(21-41) D	
(49-55) E		(11-21) E	
(39-49) F		(1-11) F	
(21-39) F		(1-11) F	
(1-21) G		(1-11) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Scotland & Wales		England, Scotland & Wales	
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 ₂) emissions. The higher the rating the less impact it has on the environment.	