

Asking Rent : £620.00 PCM

Flat 3, 7 Allhallows Lane, Kendal , LA9 4JH



Description:

A superb spacious second floor apartment in the town centre finished to a high standard with a good blend of traditional and contemporary style. Accommodation comprises of spacious entrance hallway, large lounge/kitchen, 2 double bedrooms and a bathroom with a shower. No pets. No smokers. No applicants in receipt of local housing allowance. SLDC band A. EPC rating 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 £750 will be required. Available Mid May.

Directions:

Travelling through Kendal town centre, keep in the left hand lane and at the Town Hall traffic lights, turn into Allhallows Lane. No 7 is on the right above Farmhouse Kitchen.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-100) A	
(81-91) B		(11-91) B	
(69-80) C		(21-80) C	
(55-68) D	57	(31-68) D	61
(39-54) E	57	(39-54) E	61
(21-38) F		(51-38) F	
(1-20) G		(61-20) G	
(Not energy efficient - higher energy costs)		(Not environmentally friendly - higher CO ₂ emissions)	
England & Wales EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.