

Asking Rent : £495.00 PCM

Stramongate, Kendal, Cumbria, LA9 4BD



Description:

This 2nd floor town centre apartment is in excellent order and available to let unfurnished. The apartment offers fitted kitchen with integral oven, hob and extractor hood. Large lounge, one double bedroom and white bathroom suite with shower over the bath. Would suit single person or couple. No applicants in receipt of local housing allowance. No Pets. No Smokers. Council Tax Band B. EPC rating 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 £595 will be required. Available early August.

Directions:

Stramongate can be found by following Kendal's one way traffic system from Highgate towards New Road, take the right hand lane after passing St George's Catholic church, turn right onto Stramongate.

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			(69-81)	B		
(69-80)	C			(55-68)	C		
(55-68)	D			(45-54)	D		
(45-54)	E			(35-44)	E		
(35-44)	F			(25-34)	F		
(25-34)	F			(15-24)	G		
(15-24)	G			(5-14)	G		
Not energy efficient - higher running 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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.			