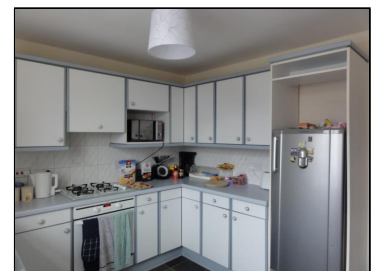


**Asking Rent : £595.00 PCM**

**Aynam Court, Aynam Road, Kendal, Cumbria, LA9 7EL**



## Description:

A spacious two bedroom apartment overlooking the river Kent and within easy walking distance of Kendal town centre. The apartment offers lounge with dining area, kitchen, two double bedrooms, and bathroom with separate shower. Off road parking for one vehicle. EPC rated C. Council Tax Band C. No pets. No smokers. No applicants in receipt of housing allowance. 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 £695 will be required.

## Directions:

Follow Kendal's one way traffic system onto Aynam Road with the river on the right. After the pedestrian crossing turn left onto Parr Street. The entrance to Aynam Court is on the right.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(48-54) <b>E</b></p> <p>(37-53) <b>F</b></p> <p>(1-36) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>74</p> <p>77</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(85-100) <b>A</b></p> <p>(61-84) <b>B</b></p> <p>(38-60) <b>C</b></p> <p>(17-37) <b>D</b></p> <p>(9-16) <b>E</b></p> <p>(2-8) <b>F</b></p> <p>(1-2) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC		
<p>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 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</p>				