

**Asking Rent : £396.00 PCM**

**Briarigg, Kendal, Cumbria, LA9 6FA**



### Description:

Unfurnished, one bedroom ground floor flat. The property offers modern, spacious accommodation and comprises of a hall, kitchen, lounge, bathroom, and one double bedroom. No Pets. No Smokers. Not suitable for children. SLDC band A. EPC rated C. This property is part of South Lakeland DC's low cost 'affordable housing' scheme, with a Section 106 Agreement requiring that the property must be sold or let at 80% of market value. Potential tenants must also be approved for eligibility by SLDC. 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 application. A deposit of £496 will be required.

### Directions:

From Kendal town centre, follow signs for Windermere and turn right onto Burneside Road. Turn left onto Briarigg. Take the third left in front of the green, No 21 is on the corner.

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		
A					A		
B					B		
C					C		
D					D		
E					E		
F					F		
G					G		
Not energy efficient - higher running costs					Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC				England, Scotland & 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 <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.			