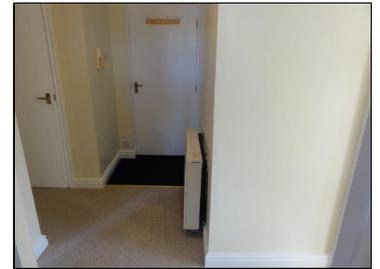


**Asking Rent : £530.00 PCM**

**Sandes Court, Kendal, Cumbria, LA9 4LN**



**Description:**

This one bedroom flat in Kendal town centre is in excellent condition and benefits from recently new flooring, bathroom and redecoration throughout. The accommodation is part of a purpose built block and offers lounge, kitchen, bathroom, double bedroom, and views towards open countryside. Allocated parking for one vehicle. No Pets. No smokers. No applicants in receipt of housing allowance. EPC D. Council Tax band 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 £630 will be required. Available now.

**Directions:**

Sandes Court is Located off Sandes Avenue which can be found by following Kendal's one way traffic system past the Bus Station on Blackhall Road, heading north and turning right at the traffic lights, then take the first left into Sandes Court.

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	
(95-100) <b>A</b>		(95-100) <b>A</b>	
(81-94) <b>B</b>		(81-94) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(41-54) <b>E</b>		(41-54) <b>E</b>	
(27-40) <b>F</b>		(27-40) <b>F</b>	
(1-26) <b>G</b>		(1-26) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EPC Directive 2002/91/EC		England, Scotland & Wales EPC Directive 2002/91/EC	

Energy Efficiency Rating: 63 (Current), 74 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 46 (Current), 56 (Potential)