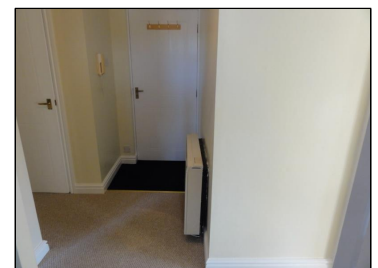


Asking Rent : £495.00 PCM

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.

A Holding Deposit of £114, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £571.00, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (93-100)			A (93-100)		
B (81-92)			B (81-92)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.			England, Scotland & Wales EU Directive 2002/91/EC 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.		