



COLLEGE MEWS, KENDAL

RENT PCM: £820

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The Property

College Mews is a small development of town houses that enjoy a courtyard setting along with the benefit of private parking within the garage for one vehicle. Number five has the benefit of accommodation laid out over three levels, on the ground floor is the large integral garage with access directly into the hall which benefits from a downstairs W.C room/cloakroom and good store cupboard. On the first floor is the living room and fitted kitchen and completing the picture on the second floor are two good bedrooms and the bathroom.

SLDC band C. EPC rated C. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £189, 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 £945, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available August 2022.

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			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		
<small>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.</small>			<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</small>		



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