



# GARDINER BANK, KENDAL

RENT PCM: £900

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THE RESIDENTIAL LETTING SPECIALISTS

## The Property

An unfurnished two bedroom property within a short walk from Kendal town centre. The property comprises of a lounge, kitchen, one double room with built in wardrobe, one single bedroom and a bathroom. Small lawned area to the front. Parking for one vehicle plus visitor parking. Council tax 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 £207, 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 £1,035, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available NOW.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

