



# GRASMERE CRESCENT, KENDAL

RENT PCM: £1,100

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## The Property

An unfurnished property in a popular residential area of Kendal. Accommodation consists of lounge, kitchen, dining room, two double bedrooms, attic space for storage and a family bathroom. Garden area to the front and rear with large shed. Driveway parking. Westmorland & Furness Council Tax Band B. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords' discretion.

A Holding Deposit of £253, 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 £1,265, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77
55-68	<b>D</b>	57	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

