



BEACON BUILDINGS, KENDAL.

RENT PCM: £865

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THE RESIDENTIAL LETTING SPECIALISTS

The Property

A two bedroom flat in Kendal town centre with parking for one vehicle.

Recently refitted kitchen with oven & hob. Spacious lounge with bay window offering views over Kendal and towards Kendal Castle.

Bathroom with shower cubicle.

SLDC band B . EPC rated C . No pets. Not suitable for children. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £199, 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 £995, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	
(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		
69					
EU Directive 2002/91/EC			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.

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.

