

Asking Rent : £665.00 PCM

Strickland Court, Kendal, Cumbria, LA9 4QU



Description:

A two bedroom, unfurnished, end terraced house in Strickland Court, which is within easy walking distance of the town centre. The property offers lounge, kitchen, two bedrooms and bathroom. Enclosed garden with shed, and off road 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. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £765 will be required. Available mid June 2019.

Directions:

Leaving Kendal on the Windermere Road turn right onto Caroline Street and the development is on the left hand side. The car park entrance is on the left part way up the hill.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 89-100 A	87	Very environmentally friendly - lower CO ₂ emissions 89-100 A	86
81-88 B	70	84-88 B	69
69-80 C		74-83 C	
55-68 D		64-73 D	
39-54 E		54-63 E	
21-38 F		44-53 F	
1-20 G		34-43 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC		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.

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.

Turner Scott Ltd. for themselves and for the lessors of this property whose agents they are give notice that (i) particulars are set out as a general outline only for the guidance of the intending lessees and do not constitute part of a contract tenancy agreement or lease (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them (iii) no person in the employment of Turner Scott Ltd. has any authority to make or give any representation or warranty whatever in relation to this property