

Asking Rent : £625.00 PCM

Wasdale Close, Kendal, Cumbria, LA9 7JQ



Description:

A first floor purpose built flat in a quiet, popular residential area and offered in good order throughout. The accommodation consists of lounge/diner, kitchen, one double bedroom, one single bedroom and bathroom with shower. Allocated parking and communal yard area. Well located for all main and local transport links. SLDC band B . 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 £725 will be required. Available

Directions:

Leave Kendal on A65 passing Kendal Leisure Centre on your left. At the traffic lights take a sharp left onto Heron Hill. Continue onto Hayfell Avenue passing Heron Hill Primary school, continue straight ahead at the mini roundabout onto Wasdale Close.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(95-100) A</p> <p>(81-94) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(13-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(85-100) A</p> <p>(61-84) B</p> <p>(38-60) C</p> <p>(17-54) D</p> <p>(7-21) E</p> <p>(1-6) F</p> <p>(0-4) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 7579 | 7882 | |
| England, Scotland & Wales EU Directive 2002/91/EC | | England, Scotland & Wales EU Directive 2002/91/EC | |
| <p>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</p> | | <p>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</p> | |