

## Asking Rent: £625.00 PCM

## Wasdale Close, Kendal, Cumbria, LA9 7JQ

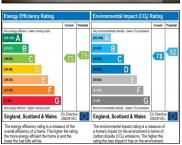












A first floor purpose built flat in a quiet, popular residential area and offered in good order throughout. The accommodation consists of lounge/diner, kitchen, one double bedroom, one single bedroom and bathroom with shower. Allocated parking and communal yard area. Well located for all main and local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