

Asking Rent : £675.00 PCM

Sand Aire House, Kendal, LA9 4UA



Description:

A well presented 2 bedroom ground floor apartment set within this prestigious riverside development. The apartment benefits from modern kitchen. two double bedrooms, main bathroom and en-suite. Allocated parking space. SLDC band D . EPC rated D . 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 £775 will be required. Available mid February 2019

Directions:

From Kendal town centre, follow the A6 north, turning right at the junction to Sandes Avenue. Continue along Sandes Avenue, to the roundabout and take the first right on to Wildman Street. Continue ahead onto the bridge over the river and Sand Aire building is on your left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	64	(55-68) D	56
(39-54) E		(39-54) E	59
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & 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.