

**Rent : £595.00 PCM**

**The Heights, Back Lane, Staveley, Cumbria, LA8 9NS**



## Description:

This two bedroom 2nd floor flat is available for immediate let. The property has been redecorated throughout and been upgraded with a new fitted kitchen and new carpets/flooring throughout. Located in the centre of Staveley the property is perfectly located for access to Windermere to the north and Kendal to the south. Off road parking for one vehicle is available. SLDC band C. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £137, 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 £685, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	<p>76</p> <p>45</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (10-15)</p> <p>B (16-20)</p> <p>C (21-25)</p> <p>D (26-30)</p> <p>E (31-35)</p> <p>F (36-40)</p> <p>G (41-45)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>76</p> <p>59</p> <p>29</p>

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Directions:

Approaching Staveley from Kendal on A591, cross the level crossing, continue into Staveley and turn right onto Back Lane (sign posted Staveley Mill Yard). The Heights is on the left halfway along the single track.