

Rent : £645.00 PCM

Sandes Court, Kendal, Cumbria, LA9 4LN



Description:

A purpose built two bedroom flat offered in excellent decorative order throughout, with views from the side and the rear of the building over Kendal to surrounding countryside. A convenient town centre location with allocated parking. The accommodation comprises of lounge, kitchen, two double bedrooms (one with ensuite shower room) and bathroom. Lock up cycle storage facility. No Pets. No smokers. No applicants in receipt of housing allowance. SLDC 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.

A Holding Deposit of £148, 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 £740. equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
79-100	A		79-100	A	
69-78	B		69-78	B	
59-68	C		59-68	C	
49-58	D		49-58	D	
39-48	E		39-48	E	
29-38	F		29-38	F	
1-28	G		1-28	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
79		82	67		69

Directions:

Sandes Court is Located off Sandes Avenue which can be found by following Kendal's one way traffic system past the Bus Station on Blackhall Road, heading north and turning right at the traffic lights, then take the first left into Sandes Court.