



# SAND AIRE HOUSE, KENDAL

RENT PCM: £650

01539 736 999  
[www.turnerscott.co.uk](http://www.turnerscott.co.uk)

**turnerscott**  
THE RESIDENTIAL LETTING SPECIALISTS

## The Property

A part furnished, one bedroom apartment set within this prestigious riverside development. The apartment boasts fantastic views across the River Kent and Kendal Castle. The apartment benefits from a south facing, corner plot and comprises of a modern open plan kitchen/living room, one double bedroom and bathroom with shower. No parking. Council Tax 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 £150, 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 £750, 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	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>70</b> <b>76</b>	<b>England, Scotland &amp; Wales</b> 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.



Available mid January 2024.



**turnerscott**

THE RESIDENTIAL LETTING SPECIALISTS