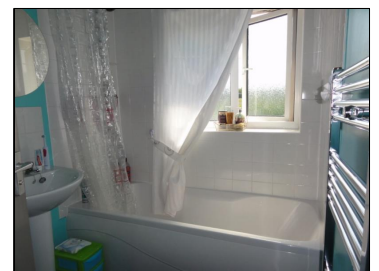


Asking Rent : £510.00 PCM

High Ridge, Kendal, Cumbria, LA9 5NP



Description:

A first floor one double bedroom flat in excellent condition, with rear garden located on a residential area on the edge of Kendal. The property offers large lounge, kitchen, double bedroom, bathroom with shower over bath. Garden with access to field beyond, lockable shed. On street parking. SLDC band A. EPC rated C. Pets by consent. 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.

Directions:

Leave Kendal on the A5284 following directions towards Windermere, at the top of the hill turn firth onto Garth Brow, then take 2nd right onto High Ridge.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>105-149 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>37-53 F</p> <p>1-36 G</p> <p>Not energy efficient - higher running costs</p>	<p>105-149 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>37-53 F</p> <p>1-36 G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>105-149 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>37-53 F</p> <p>1-36 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>105-149 A</p> <p>81-104 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>37-53 F</p> <p>1-36 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
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