



Kendal

£1,000 pcm

Apartment B
21 Kendal Green
Kendal
Cumbria
LA9 5PN

A modern three bedroom first floor apartment located on the popular Kendal Green. Comprising; kitchen, lounge, conservatory, bathroom, en-suite and toilet. Furnishing Optional.

- Modern First Floor Apartment
- Fitted Kitchen, Bathroom, Ensuite and WC
- Three Double Bedrooms
- Within Walking Distance Of Kendal Town Centre
- Located in a Popular Residential Area
- Furnishing Optional
- Not Suitable for Pets
- No Sharers or Smokers
- Council Tax Band C
- Available Soon



Kitchen

Location: When leaving Kendal town centre via Windemere Road through the main traffic lights. Continue up the hill and at the cross roads, take the right hand turning onto Green Road. On Green Road, take the first left and the property can be found further up the road on the left hand side, after the left hand turning onto Green Hill

What3Words: [///existence.clerk.distorts](https://www.what3words.com/existence.clerk.distorts)

Furnishings: This property is offered as furnishings optional. A viewing of the property is recommended. Please note the hot tub is not included.

Services: Mains Electric, Gas, Water (Unmetered) and Drainage.

Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

Viewings: Strictly by appointment with Hackney & Leigh – Kendal Office.

Ongoing Tenancy Management: Upon tenancy commencement the property will directly managed by the landlord.

Applying for a Tenancy: Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise. All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

Referencing: All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

The Tenancy: The property will be let on a fixed term Assured

Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

Deposit & Rent: The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

Insurance: It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website www.hackney-leigh.co.uk and also at any of our offices.

How to rent: Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Bathroom

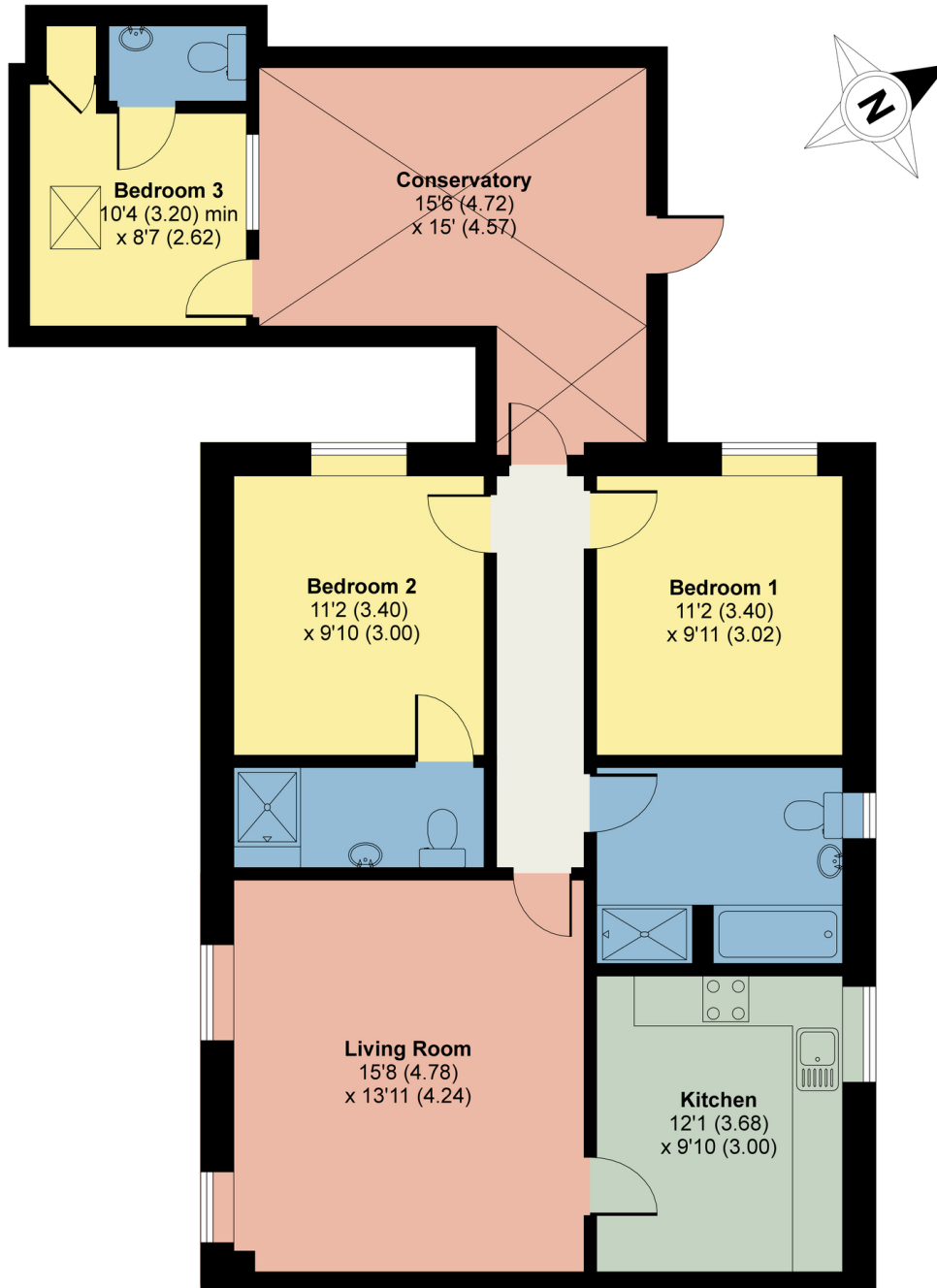


Bedroom One

Apartment B, 21 Kendal Green, Kendal, LA9

Approximate Area = 1097 sq ft / 101.9 sq m

For identification only - Not to scale



TOP FLOOR FLAT

21 Kendal Green Kendal - Ref: KR0896



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 767882

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or

contact us to confirm the property's availability, especially if travelling some distance.