

Asking Rent : £565.00 PCM

Howe Gardens, Kendal, LA9 7PY



Description:

A two bedroom, unfurnished flat in a popular residential location with superb countryside views. The accommodation comprises of open plan lounge/kitchen, two double bedrooms, modern bathroom with shower, outside drying area and garage with parking. The main bedroom has a balcony with views to the open countryside. EPC rating C. SLDC Band B. No pets. No smokers. Applicants in receipt of Housing Allowance considered at the Landlord's discretion and would require a Guarantor. 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. A deposit of £665

Directions:

Leave Kendal on A65, pass Kendal leisure centre and then bear left at the traffic lights onto Oxenholme Road/B6254. Follow this road through the traffic lights and over the mini roundabout, take the first left onto Hayclose Road and then the first left onto Howe Gardens.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.