

Rent : £450.00 PCM

Collin Croft, Kendal, Cumbria, LA9 4TH



Description:

This unusual and delightful studio accommodation over two floors offers many character and enjoys some excellent views over the town and to Kendal Castle. Kitchen and bathroom on level one, and studio room on level two, with ladder access to gallery storage area. SLDC band A. EPC rated D . Unsuitable for children. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £103, 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 £515, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). AVAILABLE NOW

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower running costs (95-100) A (81-85) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82-100) A (67-81) B (50-66) C (35-49) D (21-34) E (7-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	69	62	73
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & 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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

Directions:

From Kendal town hall, go uphill on Allhallows lane and No 22 Collin Croft is on the left just after the left hand corner onto Beast Banks.