

**Asking Rent : £630.00 PCM**

**Union Street, Kendal, Cumbria, LA9 4RP**



**Description:**

A traditional stone built house in a town centre location. Accommodation comprises of a lobby leading into an open plan lounge/kitchen, one double bedroom, one single bedroom and a bathroom with shower. To the rear is a communal courtyard area. EPC rating D. SLDC Band B. No smokers. No pets. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £145, 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 £726, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

**Directions:**

From Kendal town centre, travel towards Sandes Avenue and turn left following the traffic system sign posted for Windermere. Take the 1st turning on the right after the Burneside Road junction, on to Union Street.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 100-109 <b>A</b>	
81-104 <b>B</b>		81-91 <b>B</b>	
65-80 <b>C</b>		65-80 <b>C</b>	
49-64 <b>D</b>	56 56	49-64 <b>D</b>	58 58
33-48 <b>E</b>		33-48 <b>E</b>	
17-32 <b>F</b>		17-32 <b>F</b>	
1-16 <b>G</b>		1-16 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

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.

England & Wales EU Directive 2002/91/EC

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.