

**Rent : £875.00 PCM**

**Park Avenue, Kendal, LA9 5QW**



## Description:

A two bedroom, stone built, traditional property within easy walking distance of Kendal town centre. Accommodation comprises of lounge, dining room, kitchen, 1 double bedroom, 1 single bedroom, shower room and a good size attic room which can be used for storage/office (not suitable for use as a bedroom). To the rear is an enclosed yard. On street parking - not suitable for occupiers with more than two cars. SLDC band C. EPC rated D. One pet with prior consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £201, 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 £1,005, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available November 2021.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	82	79	56

Not energy efficient - lower running costs  
 Most energy efficient - lower running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 Most environmentally friendly - lower CO<sub>2</sub> emissions

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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Directions:

Leave Kendal on A6 south. After passing Kendal College turn left at the traffic lights onto Romney Road. Park Avenue is the second left, however you must turn down Park Street first (1st left) as it is one way.