



KILNER CLOSE, KENDAL.

RENT PCM: £750

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THE RESIDENTIAL LETTING SPECIALISTS

This two bedroom semi detached house is located on the edge of a popular residential location with great access to the town centre and local transport links.

SLDC band B. EPC rated C No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £173, 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 £865, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		87	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		87
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>			<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>		

