



MIDDLE LANE, KENDAL.

RENT PCM: £825

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The Property

A two bedroom house in the town centre. Accommodation comprises of lounge, modern kitchen/ breakfast room, one double bedroom, one single bedroom and a modern bathroom with shower.

Outside is an enclosed back yard with shed. On road parking available. SLDC band B. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £190, 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 £950, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		90
81-91	B		
69-80	C		
55-68	D		
39-54	E	58	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

