



# FLAT 1, 3 KIRKLAND

RENT PCM: £695

01539 736 999  
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## The Property

This one bedroom unfurnished first floor property is tucked away in the town centre, within easy reach of riverside walks and all of the towns amenities. The characteristic interior offers living room, double bedroom with built in storage, bathroom with bath and shower over, and kitchen. Parking available in adjacent local authority pay and display carpark by purchasing annual permit.

Westmorland & Furness Council Tax Band A. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords' discretion.

A Holding Deposit of £160, 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 £800, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Available early October 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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