

**Asking Rent : £530.00 PCM**

**Highgate, Kendal, LA9 4EN**



**Description:**

This one bedroom first floor flat is IDEALLY SITUATED FOR EASY ACCESS TO ALL THE TOWN AMENITIES and benefits from ALLOCATED PARKING. The unfurnished property is offered in excellent condition having been re-decorated throughout, and is available for immediate let. Accommodation comprises of lounge, kitchen/diner, double bedroom and bathroom with shower. Gas central heating. SLDC band B. EPC rated D. No Pets No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable,

**Directions:**

From Highgate, proceed south through the high street and over 'Highgate Brow'. The flat is located on the left hand side of the high street, opposite the Highgate Hotel.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(02-100) <b>A</b>	
(81-91) <b>B</b>		(11-91) <b>B</b>	
(69-80) <b>C</b>		(14-80) <b>C</b>	
(55-68) <b>D</b>		(18-68) <b>D</b>	
(49-54) <b>E</b>		(23-54) <b>E</b>	
(39-48) <b>F</b>		(27-38) <b>F</b>	
(13-38) <b>G</b>		(37-26) <b>G</b>	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>7.4</b>	<b>68</b>	<b>69</b>	<b>77</b>

England & Wales EPC Directive 2002/91/EC

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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.