

Asking Rent : £450.00 PCM

Greencoats Yard, Blackhall Road, Kendal, Cumbria, LA9 4AX



Description:

A first floor, unfurnished one bedroom flat situated in a secure courtyard within the town centre, the property is offered in excellent decorative order throughout. Accommodation consists of open plan lounge/kitchen, double bedroom and bathroom with bath and shower. No pets. No smokers. 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, will be £42 per Guarantor application. A deposit of £550 will be required. Available mid February

Directions:

The entrance to Greencoats Yard is on Blackhall Road near the traffic lights at the bottom of Stramongate/Blackhall Road.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(43-54) E		(28-38) E	
(31-42) F		(17-27) F	
(19-30) G		(6-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EPC Directive 2002/91/EC		England, Scotland & Wales EPC Directive 2002/91/EC	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.