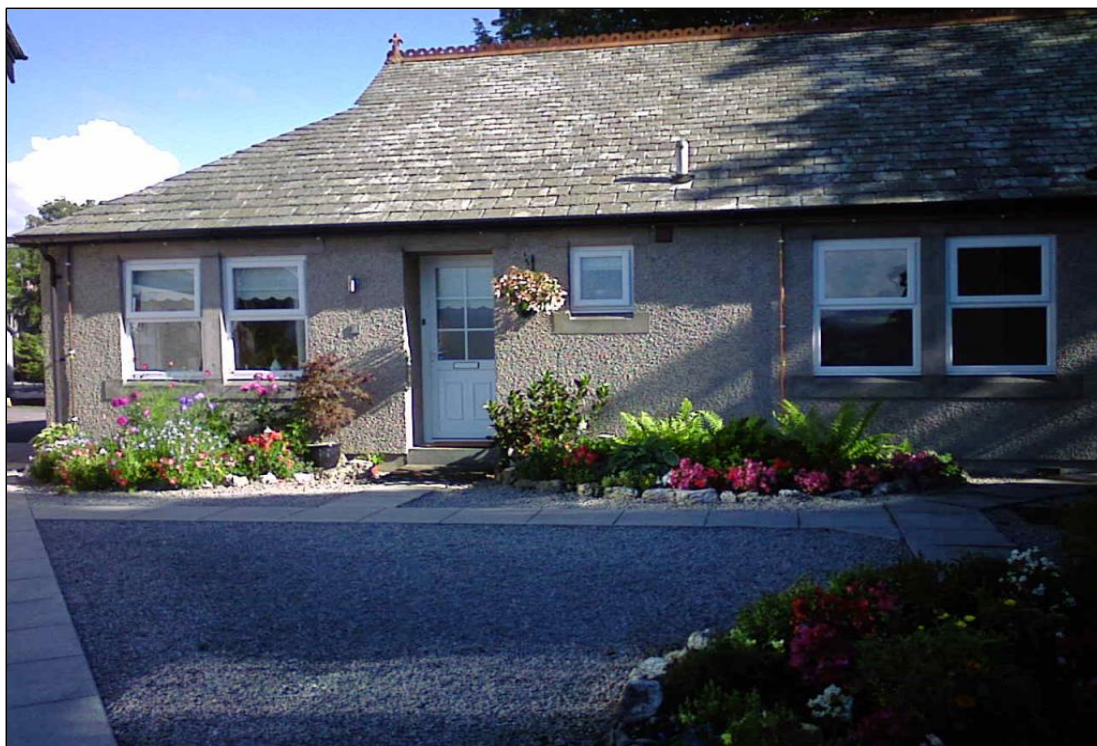


**Rent : £558.00 PCM**

**Crossfield Court, Redhills Road, Arnside, Carnforth, LA5 0AT**



## Description:

This one bedroom property forms part of a development exclusively for the over 55's overlooks the stunning Arnside estuary. The accommodation offers lounge, fitted kitchen, double bedroom and bathroom all in neutral decoration, and includes the use of communal gardens. Emergency Careline call system, TV licence and window cleaning are included. SLDC band C . EPC rated B . No Pets No smokers. VIEWING STRICTLY BY APPOINTMENT

Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £128, 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 £640, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

## Directions:

From the promenade at Arnside pass the Albion Pub on the left, continue on Silverdale Road and after the brow of the hill take the 1st right onto Redhills Road. Continue for approx 1/4 mile and Crossfield Court is on the right.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
<b>A</b>			<b>A</b>		
(91-100)			(81-100)		
<b>B</b>			<b>B</b>		
(81-90)			(61-80)		
<b>C</b>			<b>C</b>		
(61-80)			(41-60)		
<b>D</b>			<b>D</b>		
(41-60)			(21-40)		
<b>E</b>			<b>E</b>		
(21-40)			(1-20)		
<b>F</b>			<b>F</b>		
(1-20)			(1-20)		
<b>G</b>			<b>G</b>		
(1-20)			(1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		