

Rent : £595.00 PCM

High Ridge, Kendal, Cumbria, LA9 5NP



Description:

A first floor one bedroom flat located on a residential area on the edge of Kendal. The property offers large lounge, kitchen, double bedroom, bathroom with shower over bath. Rear garden with access to field beyond, lockable shed. On street parking. SLDC band A. EPC rated C. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £137, 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 £685, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available June 2021.

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	
79-100 A		81-100 A	
69-78 B		71-80 B	
59-68 C	75	61-70 C	79 79
49-58 D		51-60 D	
39-48 E		41-50 E	
29-38 F		31-40 F	
1-28 G		1-30 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU 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.

Directions:

Leave Kendal on the A5284 following directions towards Windermere, at the top of the hill turn first onto Garth Brow, then take 2nd right onto High Ridge.