



## Kendal

**£725 pcm**

31 Wasdale Close  
Kendal  
Cumbria  
LA9 7JQ

A modern two bedroom unfurnished first floor apartment in the popular residential area of Wasdale Close. The property benefits from a Juliet balcony, gas central heating and off road allocated parking.

- First Floor Apartment
- Lounge with Juliet Balcony
- Modern Fitted Kitchen with Appliances
- Two Bedrooms and Shower Room
- Allocated Parking with Additional Visitor Spaces
- Unfurnished
- Not Suitable for Pets
- No Smokers or Sharers
- Council Tax Band B
- Available Mid December & Long Term

Property Ref: KR0900





### Lounge with Juliet Balcony

**Location:** Wasdale Close is situated on the popular Castle Meadows development and can be found by turning left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left. Bear left into Castle Meadows and follow the road round turn right into a cul-de-sac and the apartment can then be seen straight ahead the parking for the apartments is in front of the building.

**Furnishings:** This property is offered unfurnished. Washing machine, dishwasher and fridge/freezer staying on no repair/replacement basis.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kendal Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by Hackney & Leigh.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01539 792035



Modern Fitted Kitchen

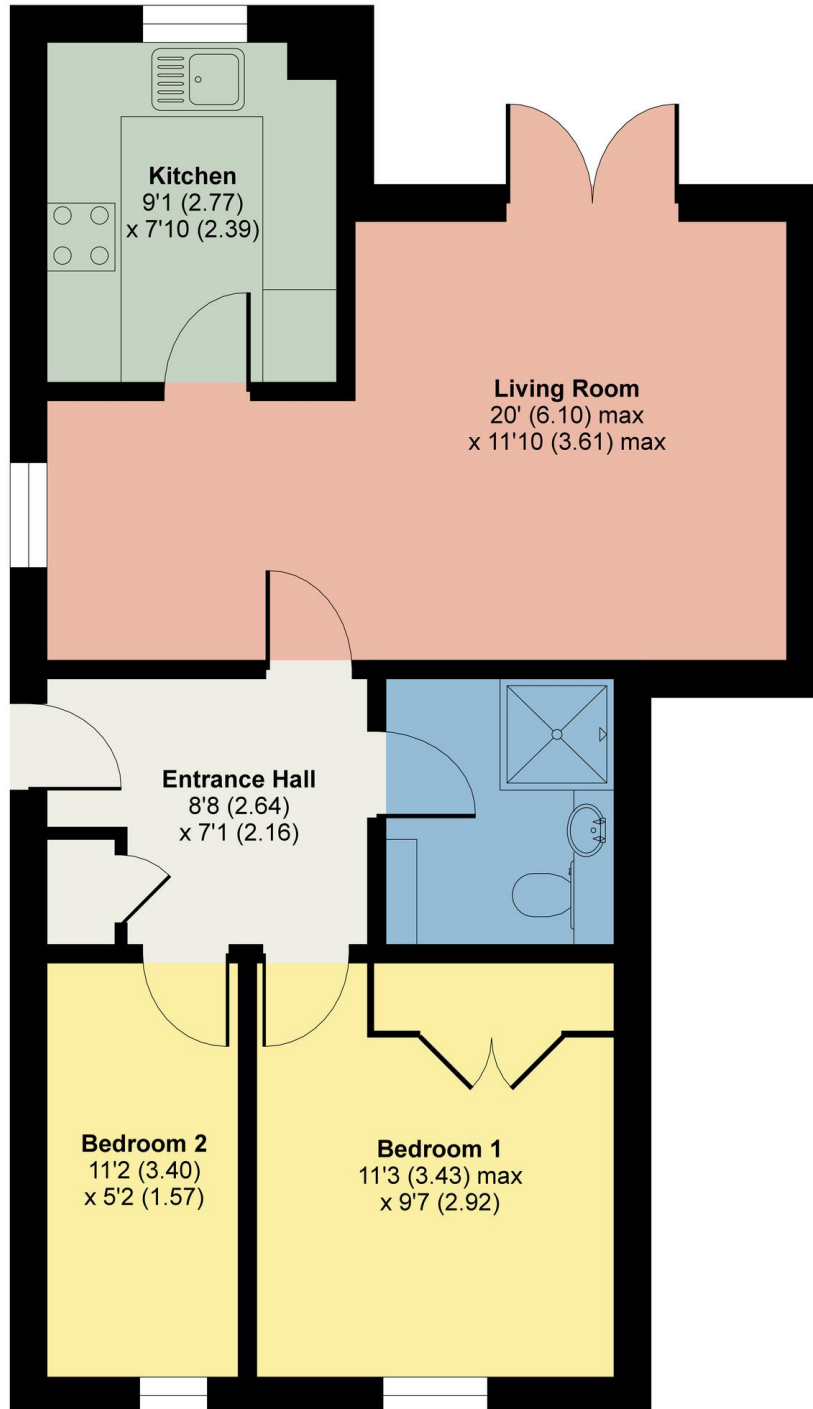


Shared Rear Garden

# Wasdale Close, Kendal, LA9

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



31 Wasdale Close Kendal - Ref: KR0900

## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 770370

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contact us to confirm the property's availability, especially if travelling some distance.