



Kendal

£695 pcm

Flat 6 Ivy Bank Apartments
Garden Road
Kendal
Cumbria
LA9 7ST

A well presented second floor apartment situated within walking distance of the Town Centre. Comprising: open plan lounge kitchen with some appliances, double bedroom, modern shower room, private patio, outhouse and off road parking space.

- Modern Second Floor Apartment
- Open Plan Living Room with Juliet Balcony
- Kitchen with Appliances
- One Double Bedroom, Bathroom
- Convenient Location for Local Amenities
- Part Furnished
- Pets Not Permitted Due to Lease
- No Smokers or Sharers
- Council Tax Band - A
- Available Soon

Property Ref: KR0904

1 

1 

1 

C 



Lounge

Location: Immediately opposite the entrance to K Village take the turning into Garden Road and follow the road up to the bridge, proceeding up the incline with Ivy Bank parking immediately on the right. The apartments are directly opposite.

What3Words: //animal.dock.hedge

Furnishings: This property is offered part furnished as seen. Washing machine and fridge included.

Services: Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-g>

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

Ongoing Tenancy Management: Upon tenancy commencement the property will be directly managed by the Landlord.

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 due to the lease.

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 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



Kitchen Area

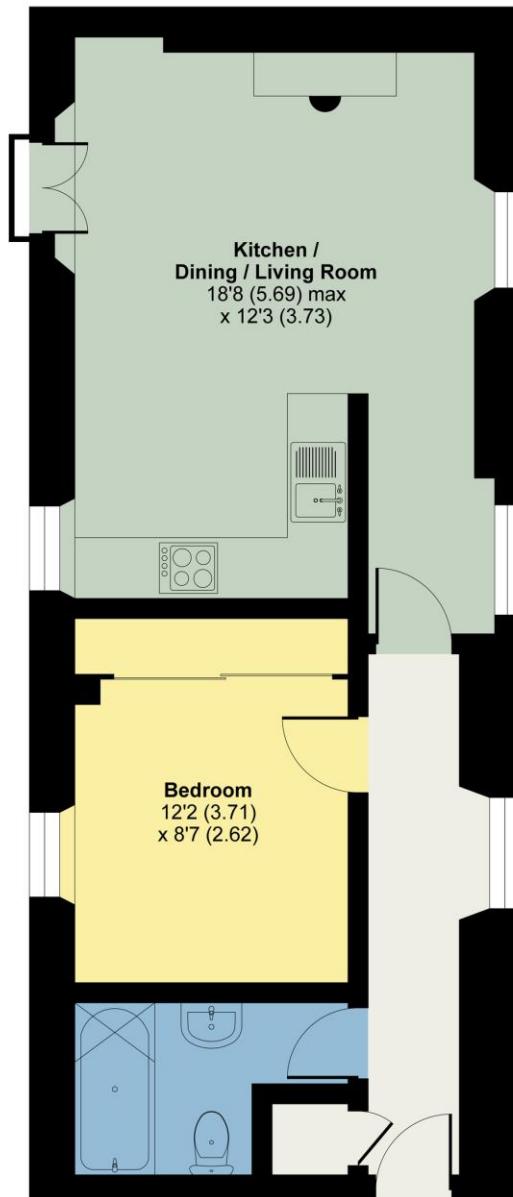


Views From The Property

Garden Road, Kendal, LA9

Approximate Area = 496 sq ft / 46.1 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
Produced for Hackney & Leigh. REF: 779639

Garden Road, Kendal - Ref: KR0904

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.