



Kendal

£2,300 pcm

1 Bannel Head
Windermere Road
Kendal
Cumbria
LA9 5SA

A rare opportunity to rent a luxury ground floor apartment in desirable Bannel Head. With furnishing by negotiation the property offers a spacious drawing room, two large double bedrooms with master en-suite. Pets Considered. CTB-D. Available Soon & Long Term.

- Superb Two Bedroom Apartment
- Exceptionally Spacious Drawing Room
- Very Well Presented
- Modern Kitchen with Breakfast Area
- Two Double Bedrooms with Master EnSuite
- Furnishing Optional By Negotiation
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band D
- Available Soon & Long Term

Property Ref: KR0948





Drawing Room

Location: Bannel Head can be found from Windermere by proceeding along the A591 towards Kendal, passing Staveley, the Lakeland Great Outdoors store and Plantation Bridge petrol station on the left. Proceed along the dual carriage-way towards Kendal passing the turning for Burneside on the left, take the next right (after only a short distance and not far before Plumgarths roundabout) into the entrance driveway to "Bannel Head". Follow the tree lined driveway up to the main house and the parking for the apartment can be found on your right.

Furnishings: The property is offered furnished. A viewing is required as the furnishing may differ to the photographs.

Services: Mains Electric, LPG Gas, Water (Unmetered) and Private Shared Drainage. B4RN Enabled. 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 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-refundable 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: Higher rent may be payable where pets are permitted at the Landlords' discretion. 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 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

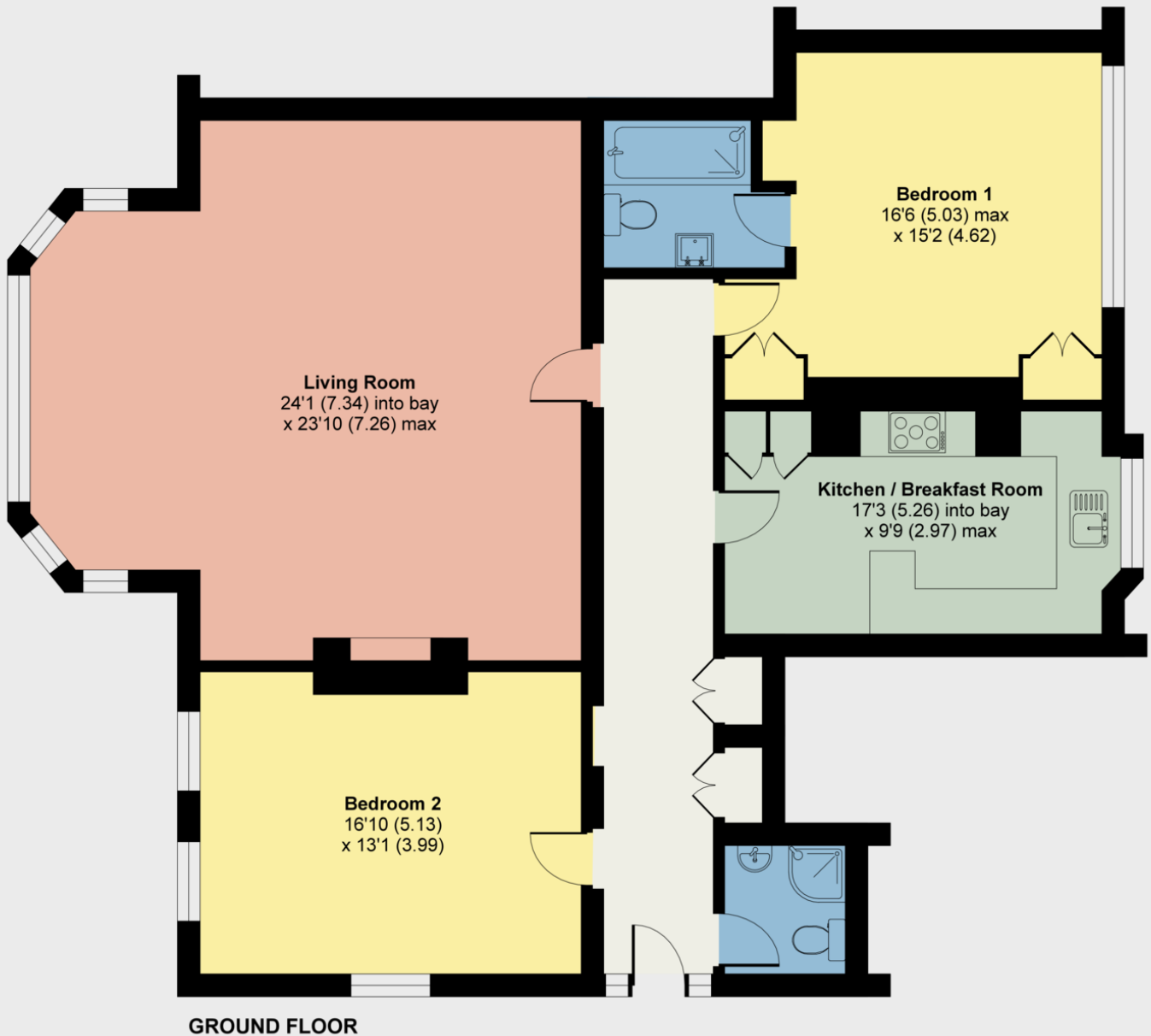


Grounds

Bannel Head, Windermere Road, Kendal, LA9

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



Windermere Road Kendal - Ref: KR0948



Floor plan produced in accordance with RICS Property Measurement Standards incorporating the 2018 edition of the Code of Measuring Practice for Residential Valuers (1st Edition) and the 2018 edition of the Code of Measuring Practice for Commercial Valuers (1st Edition). Produced for Hackney & Leigh - REF: 910444

Property particulars are provided as a guide only. 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.